# \$285,000 - 4400,4404,5012, 44 Street, High Prairie

MLS® #A2120204

## \$285,000

4 Bedroom, 1.00 Bathroom, 1,432 sqft Residential on 0.14 Acres

NONE, High Prairie, Alberta

Three properties One Price! Unique opportunity with this 1.5 Storey home located on its own lot and included in the price are two additional lots one with an older home that can be used for storage or torn down and your two car garage would be a perfect fit there. Or just continue to rent out the 1.5 Storey home and either develop the remaining two lots to your liking. This package is a Builder or Entrepreneurs dream and waiting for your ideas. Will sell lots separately as well. Call today and don't miss out on this rare opportunity!

Built in 1955

### **Essential Information**

MLS® # A2120204 Price \$285,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,432 Acres 0.14 Year Built 1955

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**







Address 4400,4404,5012, 44 Street

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 3

Parking Alley Access, Driveway, Gravel Driveway, Parking Pad

## Interior

Interior Features Bathroom Rough-in, Bookcases, Master Downstairs, Open Floorplan

Appliances Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, High Efficiency, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Cedar, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 4th, 2024

Days on Market 562 Zoning R2

# **Listing Details**

Listing Office Royal LePage P.V.R. Realty

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