

# \$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 | 526             |
| Zoning         | R2              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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