

# \$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	Gravel Driveway, Alley Access, Driveway, Parking Pad

### **Interior**

Interior Features	Bathroom Rough-in, Bookcases, Master Downstairs, Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Lawn, Landscaped, Back Lane, Corner Lot, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2024
Days on Market	366
Zoning	R2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.