

\$309,900 - 4737 56 Avenue, High Prairie

MLS® #A2246041

\$309,900

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.18 Acres

NONE, High Prairie, Alberta

Discover the perfect blend of space, privacy, and community in this inviting 5-bedroom, 2-bathroom residence tucked away in a peaceful cul-de-sac. Ideal for growing families, working professionals, or anyone seeking room to breathe. The main floor features an open floor plan including updated cabinetry, sleek countertops, and contemporary appliances—ideal for hosting and daily living. The main living space is complete with 3 bedrooms and a fully renovated bathroom. Enjoy the finished basement with a comfortable family room, 2 additional bedrooms, 3pc bath and laundry room. The backyard oasis is yours to enjoy, fully fenced featuring a deck for relaxing and plenty of space to take in the outdoors. This property includes a double detached heated garage which is a dream setup for those cold Canadian winters, with space for vehicles, projects, and extra storage. Whether you're upsizing or planting roots for the first time, this home offers comfort, charm, and the kind of neighborhood connection that's getting harder to find.

Built in 1965

Essential Information

MLS® #	A2246041
Price	\$309,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4737 56 Avenue
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G1E0

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Rear Drive
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped

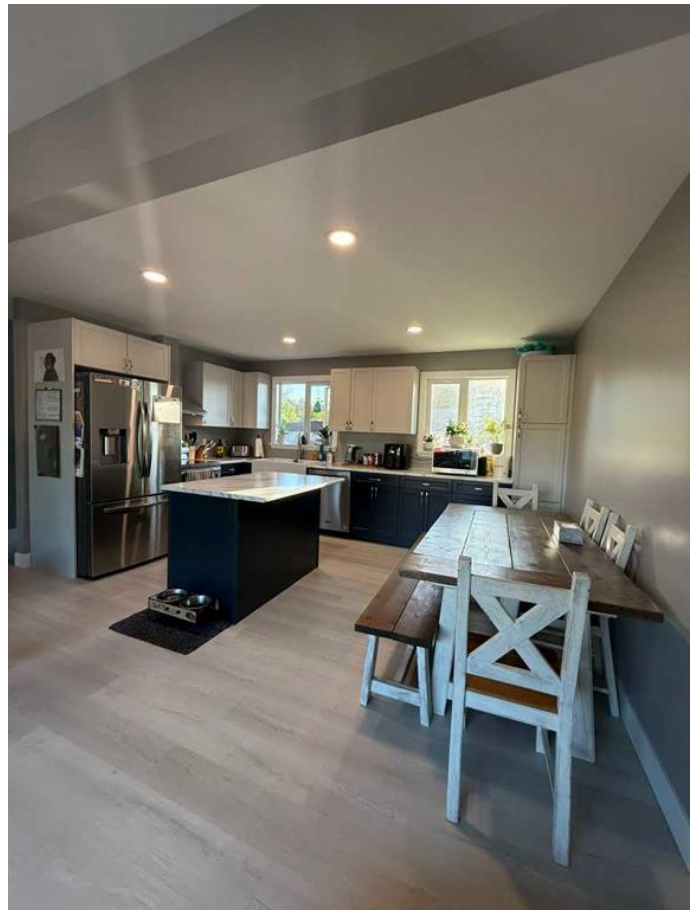
	Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	22
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.