

# \$179,900 - 5804 48a Street, High Prairie

MLS® #A2250925

**\$179,900**

5 Bedroom, 2.00 Bathroom, 1,310 sqft  
Residential on 0.15 Acres

NONE, High Prairie, Alberta

A diamond in the rough awaits! This fixer-upper is ideal for the handyperson or investor looking to build equity through a renovation. It is a uniquely laid-out 4-level split, a home built in 1978 with vinyl window updates and hardwood flooring. Nestled on a peaceful, family-friendly cul-de-sac, this 1300 sq ft property sits on a desirable pie-shaped lot, offering a generous and private fenced backyard. The kitchen is equipped with updated stainless steel appliances. The home's exceptional layout is designed for comfort and privacy. The entire third level can serve as your personal retreat, featuring a gas fireplace and a primary bedroom that boasts a convenient 3-piece ensuite bathroom and a walk-in closet. Adding to the home's unique functionality, the fourth level features workshop space with direct access up a small flight of stairs into the attached garage. This one-of-a-kind home in a quiet location is a must-see!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250925  |
| Price          | \$179,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,310     |



|            |               |
|------------|---------------|
| Acres      | 0.15          |
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5804 48a Street  |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                                     |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Block, Combination               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 76                |

|                        |                                |
|------------------------|--------------------------------|
| Zoning                 | Residential                    |
| <b>Listing Details</b> |                                |
| Listing Office         | Grassroots Realty Group - High |



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.