

# \$184,900 - 4712 52nd Avenue, High Prairie

MLS® #A2263512

**\$184,900**

2 Bedroom, 1.00 Bathroom, 790 sqft  
Residential on 0.14 Acres

NONE, High Prairie, Alberta

This 1920s home, spanning 790 square feet across two levels, artfully blends historic character with modern comfort. Step inside to discover a main floor that has been completely transformed from floor to ceiling, featuring a stylish new kitchen and entrance, durable vinyl plank flooring, and a bright, open atmosphere. The main floor bedroom and bathroom are enhanced with extended ceilings, creating a wonderfully spacious and airy feel. Upstairs, the cozy attic bedroom offers a unique and private retreat. With its boutique-style aesthetic and thoughtful updates throughout, this home is a true gem. Outside, the fully fenced backyard is complete with established garden beds and the practical addition of a side pole shed, offering simple functionality. Call, text or email to book your viewing today!



Built in 1924

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263512    |
| Price          | \$184,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 790         |
| Acres          | 0.14        |
| Year Built     | 1924        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4712 52nd Avenue |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Partially Finished, Partial                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Wood                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 25                |
| Zoning         | Residential R2    |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|----------------------------------------|

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