

# \$339,900 - 4334 53 Avenue, High Prairie

MLS® #A2252140

**\$339,900**

3 Bedroom, 4.00 Bathroom, 1,287 sqft

Residential on 0.31 Acres

NONE, High Prairie, Alberta

Step into this beautifully updated 1,287 sq ft home, where thoughtful design meets modern convenience. Featuring 3 spacious bedrooms and 4 fully renovated bathrooms, this property offers comfort and flexibility for families, guests, or multi-generational living. Enjoy the rare luxury of dual master suites—one on each level—each with its own private ensuite, providing privacy and convenience for homeowners and visitors alike. The main kitchen shines with brand-new cabinets and appliances, perfect for everyday cooking or entertaining. Downstairs, the walk-out basement offers the option to install a second kitchen, making this home ideal for a revenue-generating suite or extended family accommodations. Outside, the large, landscaped yard invites you to relax, garden, or host gatherings in your own outdoor retreat. This move-in-ready gem combines style, space, and income potential—all in one smart package.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2252140  |
| Price      | \$339,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,287       |
| Acres          | 0.31        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4334 53 Avenue   |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 2                |
| Parking        | Attached Carport |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Recessed Lighting                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                               |
| Cooling           | Partial   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Basement, Wood Burning                                 |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Fire Pit               |
| Lot Description   | Back Yard, Front Yard, Garden, Irregular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Wood Frame                         |
| Foundation        | Poured Concrete                              |

### Additional Information

Date Listed August 27th, 2025

Days on Market 5

Zoning R2

### **Listing Details**

Listing Office Royal LePage P.V.R. Realty



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