

# \$224,900 - 5820 Birch Crescent, High Prairie

MLS® #A2227249

**\$224,900**

6 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.12 Acres

NONE, High Prairie, Alberta

A 1,008-square-foot home offers an impressive five bedrooms, with three located upstairs and two on the lower level—both featuring full-sized windows that create the illusion of an upper-floor setting. The home includes two bathrooms and a spacious open-concept layout, combining the dining room, kitchen, and living room for a seamless flow. The kitchen has been tastefully updated with freshly painted cabinets, new countertops, and a modern double sink. Step outside to the walk-out upper deck, where you can enjoy views of the beautifully shaded backyard, complete with mature trees and a convenient storage shed. The large basement family room provides additional living space, perfect for relaxation or entertainment. Ideally situated near public schools, this home is both functional and conveniently located. Immediate possession available - call today to book your viewing.



Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227249  |
| Price          | \$224,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,008     |
| Acres          | 0.12      |

|            |             |
|------------|-------------|
| Year Built | 1990        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 5820 Birch Crescent |
| Subdivision | NONE                |
| City        | High Prairie        |
| County      | Big Lakes County    |
| Province    | Alberta             |
| Postal Code | T0G 1E0             |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Ceiling Fan(s), Storage              |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 46             |
| Zoning         | Residential    |

### **Listing Details**



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