

# \$39,900 - 4633 53 Avenue, High Prairie

MLS® #A2205459

**\$39,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.24 Acres

NONE, High Prairie, Alberta

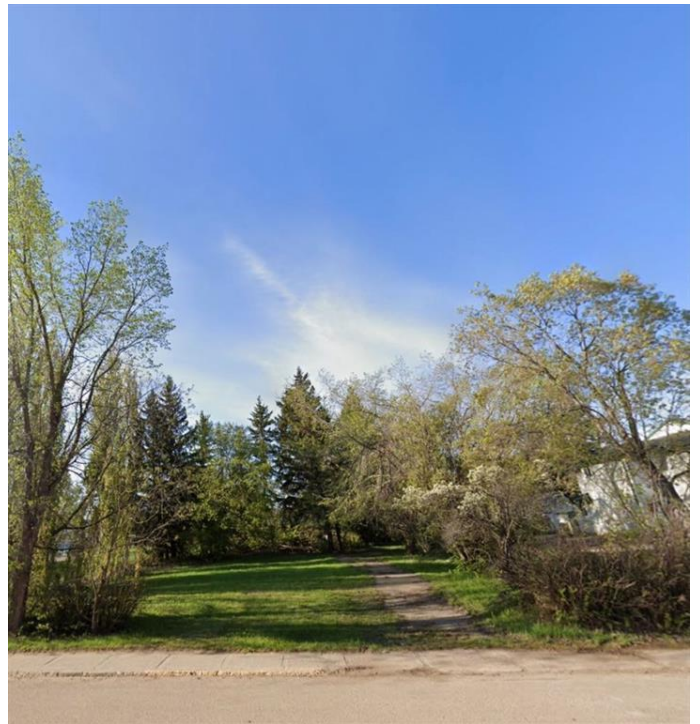
This 0.25-acre commercial zoned (C3) lot is a rare opportunity on the main road through High Prairie, Alberta. With 86 feet of frontage and 122 feet of depth, this centrally located property is ideal for retail, office, or mixed-use development. Its prime positioning between downtown High Prairie and the new hospital ensures excellent visibility and accessibility, with nearby amenities including Tim Hortons, Amiros Restaurant, and St. Andrews School (right next door). The high-traffic location offers tremendous potential for businesses looking to capitalize on steady foot traffic and a growing community. Don't miss your chance to secure this prime commercial lot—contact us today for more details!

## Essential Information

MLS® #	A2205459
Price	\$39,900
Bathrooms	0.00
Acres	0.24
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	4633 53 Avenue
Subdivision	NONE
City	High Prairie



County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	43
Zoning	C3

### **Listing Details**

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

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.