

# \$390,000 - 74504 172 Range, High Prairie

MLS® #A2197123

**\$390,000**

3 Bedroom, 3.00 Bathroom, 1,009 sqft

Residential on 11.54 Acres

NONE, High Prairie, Alberta

Typically distance to town is measured in miles or kilometers, not here, measurements are in feet or meters. This two bedroom home (plus one in the basement with easy potential for another) has all the perks of 11 plus acres of land but the convenience of being across the road from town. Tons of features from updated bathrooms kitchen and bedrooms to additional bedrooms and bathroom developed in the basement. A two car garage is awesome but an additional 1000+ square foot shop is even better. Keep your toys and vehicles out of the element. Lots of additional storage as well. A one of a kind property

Built in 1970

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2197123                         |
| Price          | \$390,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,009                            |
| Acres          | 11.54                            |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 74504 172 Range  |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

## Amenities

|              |                                                            |
|--------------|------------------------------------------------------------|
| Parking      | Double Garage Detached, Parking Pad, Quad or More Attached |
| # of Garages | 6                                                          |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home         |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning Stove                         |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Rain Gutters, Storage                        |
| Lot Description   | Creek/River/Stream/Pond, Garden, Lawn, Paved |
| Roof              | Asphalt Shingle                              |
| Construction      | Mixed, Wood Siding                           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 171                 |
| Zoning         | Residential         |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Century 21 Sunnyside Realty |
|----------------|-----------------------------|

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