# \$415,000 - 75304 Range Road 171, High Prairie

MLS® #A2217811

# \$415,000

4 Bedroom, 2.00 Bathroom, 1,919 sqft Residential on 16.44 Acres

NONE, High Prairie, Alberta

This stunning 16.44-acre property, located just minutes from the Town of High Prairie, offers the perfect balance of income potential and/or private country living. Currently configured with a private suite (with separate entrances), the home could easily be converted back into a spacious 4-bedroom residence if desired. Tucked away at the end of a quiet road, the property boasts a serene setting surrounded by water, creating a peaceful retreat while remaining conveniently close to town. The open-concept main living area features a bright kitchen, dining space, and living room, with patio doors leading to a spacious deck that overlooks the scenic oxbowâ€"perfect for relaxing or entertaining. The L-shaped design of the home shelters the deck from the wind, while a second entrance provides seamless indoor-outdoor flow. A cozy family room with a wood fireplace and large east- and south-facing windows adds warmth and charm. Practical features include an attached heated garage with a 7.5' x 31' storage/furnace room and the convenience of municipal water. Whether you're looking for a turnkey income property, a spacious family home, or a private getaway with future flexibility, this versatile property delivers. Schedule your private viewing today to explore all the possibilities!





Built in 1982

#### **Essential Information**

MLS® # A2217811 Price \$415,000

4 Bedrooms

2.00 Bathrooms

**Full Baths** 2

Square Footage 1,919

Acres 16.44

Year Built 1982

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 75304 Range Road 171

Subdivision NONE

City High Prairie

County **Big Lakes County** 

Province Alberta Postal Code T0G 1E0

## **Amenities**

**Parking Double Garage Attached** 

# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Jetted Tub, No Smoking Home,

Storage

Dishwasher, Electric Range, Refrigerator, Stove(s), Washer/Dryer Appliances

Forced Air Heating

Cooling None Fireplace Yes 1

# of Fireplaces

**Wood Burning Fireplaces** 

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features Fire Pit

Lot Description Front Yard, Irregular L

Creek/River/Stream/Pond, Lo

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

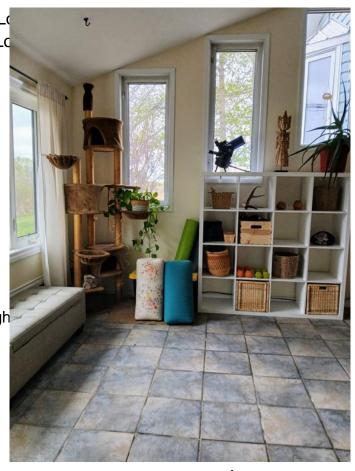
Date Listed May 13th, 2025

Days on Market 107

Zoning Residential

**Listing Details** 

Listing Office Grassroots Realty Group - High



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