



**16521 Township Road 755A  
High Prairie, Alberta**

**MLS # A2214212**



**\$414,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Acreage with Residence, Bungalow

**Size:** 1,760 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Triple Garage Detached

**Lot Size:** 6.03 Acres

**Lot Feat:** Rectangular Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stucco, Vinyl Siding

**Zoning:** Residential

**Foundation:** Wood

**Utilities:** -

**Features:** Vaulted Ceiling(s)

**Inclusions:** N/A

A charming 2008 - 1760 sq ft bungalow sits on a 6-acre lot with views of the South Heart River, offering the perfect blend of rural tranquillity and modern comfort. The home features three bedrooms and two bathrooms, which includes a light-filled ensuite with a luxurious four-piece bathroom complete with a stand-up shower and a deep soaker tub—ideal for unwinding after a long day. The open-concept kitchen and dining area are bathed in soft natural light from northeast-facing windows, eliminating harsh glare while creating a warm and inviting atmosphere. Convenient main-floor laundry makes everyday living effortless. Downstairs, the full basement is already wired and framed for future expansion, offering the potential for two additional bedrooms, a bathroom, and a family room—perfect for growing families or hosting guests. Outside, the property includes a detached three-car garage with a cement apron, a sturdy dog house, and a large dog run for pet owners. With central air conditioning ensuring year-round comfort and a peaceful location just 10 km from High Prairie, this home is a rare find for those seeking space, serenity, and endless possibilities.