



GRASSROOTS
REALTY GROUP

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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.