



GRASSROOTS
REALTY GROUP

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74501, 164 Range Road
High Prairie, Alberta

MLS # A2217090



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,315 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.23 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Stone, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Serene Country Living on 6.23 Acres Near High Prairie. Nestled just minutes east of High Prairie, this meticulously maintained 1,315 sq ft home blends modern comfort with rustic charm. The inviting layout features a main floor laundry room for added convenience, along with an updated kitchen that will delight any home chef - complete with white cabinetry, black stainless steel appliances, a double oven, and clever pull-out pantries. The main level offers a private retreat with a boutique-style primary ensuite and a cozy living area centered around a welcoming wood stove, while the covered front deck and west-facing sunroom provide perfect spaces to enjoy the peaceful surroundings. This exceptional property truly stands out with its impressive outdoor amenities. A 28' x 40' heated workshop offers year-round workspace, complemented by a massive 36' x 60' Quonset for equipment or storage. The grounds also include a 20' x 24' heated detached garage, a 16' x 20' storage shed, and 6.23 acres of usable land - serviced municipal water. Ideal for families, hobbyists, or those seeking a tranquil country lifestyle, this home combines everyday functionality with exceptional outbuildings and space to grow. Don't miss this rare opportunity to own a versatile rural property with all the comforts of home. Call today to arrange your private viewing!