75304 Range Road 171
High Prairie, Alberta

MLS # A2217811

$419,500

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,919 sq.ft.
Age:	1982 (43 yrs old)
Beds:	4
Baths:	2
Garage:	Double Garage Attached
Lot Size:	16.44 Acres
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Irregular Lot, Landscaped, Lawn, Low

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Crawl Space, None	**LLD:**	23-75-17-W5
Exterior:	Vinyl Siding	**Zoning:**	Residential
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage		

Inclusions:	N/A

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 as a successful Airbnb 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 oxbow—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!