



GRASSROOTS
REALTY GROUP

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74006 749 Highway
High Prairie, Alberta

MLS # A2218141



\$489,500

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,921 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Gravel Driveway | | |
| Lot Size: | 10.11 Acres | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Man | | |

| | | | |
|-------------|--|------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | 2-74-17-W5 |
| Exterior: | Concrete, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: china cabinet, garage door opener, pool table

An Immaculate 1 1/2 Story Home on 10 beautifully landscaped acres!! This home shows pride of ownership from the second you walk through the door. With a spacious main floor living area with hardwood flooring and large windows offering plenty of natural light the home has a nice flow into the formal dining area and updated eat in kitchen. The cozy sunk in living room features new laminate flooring, a wood fireplace for those cold winter days and garden doors to the covered deck that wraps around the side of the house and has an abundance of built in seating. A bedroom, 3pc bath and laundry complete the main floor. The upper level consists of a newly renovated 4pc bath, 2 bedrooms with new carpet and a primary bedroom with large walk in closet and updated 3pc ensuite with jetted tub. Upgrades include shingles, paint, light fixtures, main breaker panel, basement drywall and heavy duty septic pump, all updated within the last few years. Situated on 10 fully service acres including municipal water, a double attached garage, circle driveway and located minutes from town (all pavement)!!