



GRASSROOTS
REALTY GROUP

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15501 Township Road 744
High Prairie, Alberta

MLS # A2229358



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,860 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	2.27 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Suite appliances Refrigerator, Stove, Dishwasher, Washer/Dryer

A 2-Storey Home on 2.27 Acres in Big Meadow. This spacious 2,860 sqft home is perfect for your growing family, featuring 5 bedrooms and 3 bathrooms, including a fully finished basement with a one-bedroom suite complete with a new kitchen and bathroom—ideal for guests or rental income. Enjoy luxurious amenities like a soaking tub, a sun deck, and a wrap-around covered porch, perfect for relaxing and entertaining. The property also includes a double-car garage and low-maintenance landscaping with mature trees and open grassy areas. Located in the peaceful Big Meadow community, this home is just under 10 minutes to High Prairie and close to outdoor adventures at the East Prairie River and Lesser Slave Lake. The community hall hosts weekly card games and seasonal events, offering a friendly, small-town atmosphere. Don't miss this gem of a property—schedule a viewing today!