



GRASSROOTS
REALTY GROUP

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76405, 162 Range Road
High Prairie, Alberta

MLS # A2240611



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,500 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.20 Acres		
Lot Feat:	Front Yard, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Rolling Hills		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Country Residential
Foundation:	Perimeter Wall, Poured Concrete, Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Acreage for Sale! Located in the established farming community of Prairie Echo, rolling hills and amazing views this acreage offers the best of Country living! Featuring the main floor with a country kitchen, separate diningroom, livingroom, 1/2 bath, and family room all with southfacing windows for an abundance of light (great for growing those indoor plants). The upper floor consists of the Masterbedroom with 4pc Ensuite, 2 further bedrooms and a 4pc bathroom. Situated on a full finished basement with lots of storage, recreation rooms (2) and two further bedrooms. Complete with a 2 car detached garage for all your toys and parking. Fully Serviced with power,gas and well and priced to sell! Call or text today for your viewing.