## 76405, 162 Range Road
## High Prairie, Alberta

**MLS # A2240611**



# $259,000

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| **Division:** | NONE |
| **Type:** | Residential/House |
| **Style:** | 1 and Half Storey, Acreage with Residence |
| **Size:** | 1,500 sq.ft. |
| **Age:** | 1980 (46 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, Rollir |

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

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| **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.