



**GRASSROOTS**  
REALTY GROUP

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16308, 163 Range Road  
High Prairie, Alberta

MLS # A2247136



**\$1,100,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,885 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3
Garage:	Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Quad or More		
Lot Size:	12.60 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Tre		

Heating:	Boiler, Combination, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	3/4 ton Hoist in Garage and Air Compressor		

Unique Executive Acreage for Sale! This one of a kind Property along Hwy 2 offers many opportunities, as it can house two families comfortably, great for starting a home based business or live on the upper floor and rent out the lower one. Each floor features full kitchens with oak cabinetry(decorative accents),granite countertops, fully outfitted with all appliances, livingrooms, 3 bedrooms, Master on upper level with 4pc Ensuite with jetted tub and access to Sunroom.The upper level boasts an open design with Vaulted Ceilings, abundance of southfacing windows, access to wraparound upper deck as well as the all season Sunroom on the Westside. The quality and craftsmanship is visible throughout this amazing home with tile and hardwood flooring and an absolutely stunning 3pc bathroom on lower level finished in floor to ceiling Travertine tile with a multi jet walk-in shower with steamer option. The wraparound front deck overlooks the well groomed acres with many spruce trees(planted to surround a future Gazebo if desired). The State of the Art 60' x 60' Shop/Garage is fully insulated,wired,heated with mezzanine, bathroom (3pc/shower),3/4 ton hoist and Air Compressor. Fully serviced with Municipal water, power and natural gas and located only minutes from Town and Amenities. Call or text for your viewing today.