



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**16215, 744 Township
High Prairie, Alberta**

MLS # A2247748



\$249,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	9.98 Acres		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Remainder of Sheds, play set

This 9.98-acre property offers incredible flexibility—whether you want to maintain the steady rental income, expand for personal use, or develop further. Featuring a 1,216 sq ft mobile home with 3 bedrooms and 2 bathrooms. The second homesite (currently rented to a long-term tenant) could continue generating \$900/month in pad rental income, or you could repurpose the space for other uses, such as building a detached garage or workshop — Ideal for hobbyists, tradespeople, or extra storage. Constructing a new home — With two separate utility-ready sites, you could build your dream home while keeping (or removing) the existing mobile home. Expanding for agricultural use — The fenced acreage has potential for livestock (with some fence repairs) or gardening. The property’s dual-metered utilities (water & gas), separate driveways, and privacy from mature trees make it easy to customize. Plus, its proximity to High Prairie (under 10 km) ensures convenience while enjoying a peaceful rural setting. Don’t miss out—explore your options today!