



**GRASSROOTS**  
REALTY GROUP

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75023 Highway 750  
High Prairie, Alberta

MLS # A2248294



**\$214,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,096 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	6.13 Acres		
Lot Feat:	Garden, Lawn		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Siding
Foundation:	Block
Features:	See Remarks

Water:	Public
Sewer:	Septic Tank
Condo Fee:	-
LLD:	-
Zoning:	Country Residential
Utilities:	-

Inclusions: N/A

This 1992 1,096-square-foot mobile home sits on a spacious 6.92-acre lot and features three bedrooms and two bathrooms. The property includes a detached 32' x 24' insulated garage, complete with a workbench and shelving for added convenience, as well as a 16' x 26' shed with two storage wings for extra space. The home has an 8' x 12' attached porch (unheated) and an open-concept kitchen, dining room, and living room, creating a warm and inviting atmosphere. A wood stove in the living room serves as a secondary heat source, while municipal water ensures reliable service. This well-equipped property offers both comfort and functionality in a serene setting 15 minutes from High Prairie. Book your viewing today!