



**GRASSROOTS**  
REALTY GROUP

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

7, 13417 TWP RD 752A  
High Prairie, Alberta

MLS # A2261993



**\$749,900**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,140 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,000
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, Metal Counters, Pantry, Quartz Counters		

**Inclusions:** Furniture Negotiable

Embodying a harmony of rustic charm and modern elegance, this distinctive 2140 square foot A-frame cabin is situated in the coveted Hilliards Bay Estates on the north shore of Lesser Slave Lake. The home's striking architectural lines are gracefully anchored by a stone facade and metal roof, leading to a private backyard that meets the gentle flow of Moneris Creek. The property is meticulously planned for hosting, featuring two dedicated, full-service 30-amp RV spots with complete hookups, ensuring every guest enjoys comfort and convenience. Inside, an open-concept living space is defined by soaring cedar ceilings and beams, where the organic warmth of wood is beautifully contrasted by the crisp, modern appeal of a white quartz kitchen, stainless steel accents, and a clean subway tile backsplash. This refined balance extends to the heated, covered deck—a seamless outdoor room featuring a cedar ceiling, a gas fireplace, and a minimalist bar, crafted for both tranquil relaxation and elegant entertaining. Further enhancing the property's appeal is a detached guest house, providing a sleek and versatile space with an open-air ambiance. The entire estate benefits from the premier amenities of Hilliards Bay, including direct marina access, positioning this property not just as a retreat, but as a sophisticated sanctuary where minimalist design, natural grandeur, and unparalleled hospitality exist in perfect balance. Lot 96: Hilliards Bay Estates Map. Call today to book your private viewing.