



7, 13417 TWP RD 752A
High Prairie, Alberta

MLS # A2261993



\$749,900

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|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,140 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.35 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

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|--------------------|--|-------------------|-------------|
| 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.