



**GRASSROOTS**  
REALTY GROUP

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

17327, 744A Township Road S  
High Prairie, Alberta

MLS # A2278943



**\$600,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,788 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

On a five-acre lot, this 3,788-square-foot home offers the perfect balance of serene rural living and convenient access to the amenities and recreational opportunities of Big Lakes County. The residence features five bedrooms, with three positioned on the upper level to take advantage of breathtaking prairie views through large, light-flooded windows. The master suite is a retreat, thoughtfully designed to accommodate a luxurious ensuite bathroom and a spacious walk-in closet. Ensuite Bathroom is ready to be completed with your vision. Throughout the home, panoramic vistas of the open landscape provide a stunning backdrop. The main living areas and a cheerful south-facing sunroom—an ideal spot for morning coffee or evening tea—capitalize on this beautiful setting. The kitchen is appointed with high-end stainless steel appliances, including a smart range and full-sized refrigerator-freezer, and is complemented by a versatile walk-in pantry ready to be tailored to your storage needs. Practicality extends to a massive 40 x 60 detached garage for vehicles, equipment, and toys, while modern comforts are assured with municipal water, multiple heat sources, and central air conditioning. More than just a house, this incredible property represents a complete lifestyle, offering everything needed to enjoy life to the fullest amidst peace, space, and beauty. Call, email or text today to book your showing.