



**GRASSROOTS**  
REALTY GROUP

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83 13415 Township 752A  
High Prairie, Alberta

MLS # A2079105



**\$549,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.25 Acre		
Lot Feat:	Front Yard, Lake, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 900
Basement:	Crawl Space, None	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Smoking Home, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** Furniture

1350 sq ft 2 storey Modern Cabin in the gated community of Hilliards Bay Estates. The Cabin has a bright open concept living room, dining room and kitchen. The monochromatic colour scheme with white cabinets balancing the white stone countertops with a white subway tile backsplash. The stainless steel appliances finish off the look. The central fireplace heats with the flip of a switch making the main floor welcoming and comfy year round. Upstairs you will find the 3 bedrooms, the primary at the front of the house - providing access to the covered deck where you will enjoy the views of Lesser Slave Lake. The upper floor bathroom has a show stopper floor to ceiling walk in tiled shower and a double vanity. The cabin is the essence of simple lake living. Enjoy all the Estates has to offer with year round sports, picturesque beaches, recreation courts, hiking trails and more. Call, email or text today to book your tour of the estates and a showing.