



**75101 164 Range Road
High Prairie, Alberta**

MLS # A2097997



\$410,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,387 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	None		
Lot Size:	10.00 Acres		
Lot Feat:	Front Yard, Lawn, Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	9-75-16-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: blinds, treadmill, china cabinet

Approx 10 acres with 2380 sqft Modular Home!! Located in the heart of High Prairie's farming community this property features a 4 bedroom, 3 bathroom modular home with an open floor plan, spacious kitchen & dining area and master bedroom with a 5pc ensuite. This home plan also includes Jack & Jill bedrooms separated by a 4pc bath, a 4th bedroom with adjoining 3pc bath, laundry room with back entrance, a den and family/living rooms with gas fireplace. The yardsite is approx 10 acres with 2 serviced sites (municipal water, gas & power), firepit area and playhouse. Plenty of space for your growing family close minutes from the Town of High Prairie!