



**19418 730 Township  
High Prairie, Alberta**

**MLS # A2174506**



**\$239,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	12.90 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Private		

**Heating:** Fireplace(s), Forced Air, Propane

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Mixed

**Foundation:** Piling(s)

**Features:** Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** N/A

Tired of neighbours? Lack of space for your possessions? Housing your animals elsewhere? This 12.9 acres with a 2007 three bedroom home may be for you. Tons of space for your motor sport equipment or keep your animals at home. Fenced and ready for keeping your horses or other animals at your home. Located on the Sunset house highway living here is a brief drive to High Prairie and has great access to other communities with very little gravel road travel. Inside, there are three bedrooms, pantry laundry, ensuite bath and walk in closet. A gas fireplace is great place to curl up on those cool days of Northern Alberta with the convenience of simply flicking a switch.