



GRASSROOTS
REALTY GROUP

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**73408, 749 Highway
High Prairie, Alberta**

MLS # A2176938



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,352 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Front Drive, Gravel Driveway		
Lot Size:	9.34 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours B		

Heating:	Mid Efficiency, Floor Furnace, Forced Air, Propane, Wood Stove	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

Executive Acreage for Sale! The peacefulness and serenity of this amazing well treed acreage with rolling banks to the river behind is the perfect setting for your family. This beautiful Bungalow with walkout basement features a bright and airy kitchen open to your Diningroom with Hickory cabinets, island, tile floors and southfacing bow window. the spacious livingroom with vaulted ceiling and a woodburning fireplace with tile surround along with access to the upper covered veranda with a stunning private relaxing view of nature. Masterbedroom with plenty of closet space, two further bedrooms and a 4pc bathroom complete the main floor. The walkout basement is partially finished with a 4th bedroom, a 2pc bathroom, laundry/utility area and a family room with plenty of space for all you living needs. From the Family room step out to the lower covered veranda and relax in the shade or take a walk on the many trails. Tastefully finished in hardwood and tile floors. Complete with a 24'x24' detached garage for parking and storage needs. Enjoy nature at its finest. Only 9km from Town, all pavement and serviced with power, propane and water(Co-op). This one won't last long. Call today for your viewing!