



17328, 744A Township  
High Prairie, Alberta

MLS # A2177285



**\$498,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.19 Acres		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Window coverings, Artwork,

Presenting a five-bedroom, three-bath home nestled in a tranquil country subdivision on a generous 5.19-acre lot. This turn-key property is conveniently located less than 5 km west of High Prairie and is serviced with municipal water, natural gas, and power. Spanning 1,735 square feet above ground with a finished basement, the home features an open-concept living area consisting of the living room, dining room, and kitchen with a sit-down island. The main living areas offer stunning panoramic north and south views. The inviting atmosphere is enhanced by a gas fireplace and elegant dark hardwood flooring, creating a warm and cozy environment. A main floor laundry room with a bathroom is conveniently situated central to the garage and front entrance. Immediate possession is available. Don't hesitate—call, email, or text today to arrange your viewing appointment!