



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

75132 181 Range
High Prairie, Alberta

MLS # A2183750



\$290,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,497 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	5.98 Acres		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Many Trees, Private		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Metal

Basement: Partial, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Water: Cistern

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: Ag

Utilities: -

Inclusions: water tank for cistern, queen bed frame

An opportunity to get away from it all!! 5.98 acres located 15 minutes from High Prairie, (west of the Tolko mill) in a quiet farming community with wheat field views and breathtaking sunsets this property has it all! Featuring a private yard, fenced for horses, dog run and an all brick fire pit & bench great for entertaining, a 16'x31' garage/workshop with new metal roof, wired and plumbed with natural gas. This property will be functional for you and your animals. With almost 1500 sqft of living space the home has been renovated top to bottom you can move in and enjoy what this serene acreage has to offer. Pride of ownership is evident when you step inside, with the new vinyl flooring throughout, fully renovated kitchen, dining area with plenty of storage, new appliances including a large capacity fridge & washing machine, 2 comfortable living spaces, one with a wood burning stove for those cold winter nights, 3 bedrooms featuring a primary with corner windows, 2pc renovated ensuite and an oversized walk in closet. The 4pc main bath has also been fully renovated with subway tile surround and a soaker tub. Appreciate the low maintenance this home offers with its vinyl siding, metal roof, upgraded soffits & fascia, vinyl windows - this property is waiting for its new owners - just move in & enjoy!!