



**75132 181 Range**  
**High Prairie, Alberta**

**MLS # A2183750**



**\$309,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**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!!