



GRASSROOTS
REALTY GROUP

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74126, 165 Range Road
High Prairie, Alberta

MLS # A2189283



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,240 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	29.79 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Lawn, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Discover a stunning 30-acre property featuring a spacious 2,240-square-foot residence. This unique home boasts a distinctive multi-level design and an attached double garage. The main level includes a relaxing hot tub room with multiple windows that overlook the serene backyard. The cozy fireplace and family room serve as the perfect gathering spot for loved ones. A few steps lead you to the open dining area and kitchen, which offers ample built-in storage. On this floor, you’ll also find an east-facing living room, two comfortable bedrooms, and a full bathroom. Ascend the elegantly curved staircase to the upper level, where the master suite awaits, complete with an ensuite, an additional bedroom, and another full washroom. Outside, the property features fenced horse corrals and a 14 x 24 barn, along with a substantial 40 x 60 steel quonset to accommodate all your storage requirements. Call, email, or text today to book your viewing.