



**GRASSROOTS**  
REALTY GROUP

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74504 172 Range  
High Prairie, Alberta

MLS # A2197123



**\$390,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,009 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Quad or More Attached		
Lot Size:	11.54 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Lawn, Paved		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

**Inclusions:** Window coverings, garden sheds

Typically distance to town is measured in miles or kilometers, not here, measurements are in feet or meters. This two bedroom home (plus one in the basement with easy potential for another) has all the perks of 11 plus acres of land but the convenience of being across the road from town. Tons of features from updated bathrooms kitchen and bedrooms to additional bedrooms and bathroom developed in the basement. A two car garage is awesome but an additional 1000+ square foot shop is even better. Keep your toys and vehicles out of the element. Lots of additional storage as well. A one of a kind property