



**GRASSROOTS**  
REALTY GROUP

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**74504 172 Range**  
**High Prairie, Alberta**

**MLS # A2197123**



**\$390,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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