



GRASSROOTS
REALTY GROUP

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

**17327 Township 744A
High Prairie, Alberta**

MLS # A2200107



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,788 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, None	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This 3,788 square foot home has five bedrooms and sits on a sprawling five-acre lot. Its proximity to High Prairie ensures easy access to local amenities, schools, and recreational opportunities, while still allowing you to enjoy the tranquility of rural life. Three of the bedrooms are located on the upper level, featuring large windows that flood the rooms with natural light and provide breathtaking views. The master suite includes space for a luxurious ensuite bathroom and a walk-in closet, potentially creating a personal retreat for relaxation. Additionally, the main living areas offer stunning panoramic views of the surrounding prairies. The south-facing sunroom serves as an ideal setting for your morning coffee or evening tea. The kitchen is designed with high-end stainless steel appliances, including a smart range and a full-sized refrigerator-freezer combination. There's also a walk-in pantry that can be tailored to accommodate all your countertop appliances, dry goods, and more. The 40 x 60 detached garage is large enough to store your daily drivers, equipment, and toys. Enjoy the luxury of municipal water, multiple heat sources and central air conditioning. This property is not just a home; it is a lifestyle. This incredible property on 5 acres has everything you need to enjoy life to the fullest. Don't hesitate booking your viewing.