



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

**MLS # A2200107**



**\$599,900**

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**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.