



75217, Range Road 164  
High Prairie, Alberta

MLS # A2205948



**\$594,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,755 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	13.05 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to your dream farmhouse retreat! This unique property features a one-of-a-kind layout with 9 spacious bedrooms and 3 bathrooms, perfect for large families or those seeking a peaceful getaway on the end of a dead-end road. On 13.05 acres of land, this home offers tranquility and convenience and is just 5 minutes from High Prairie. The heart of this home has a custom-designed kitchen featuring custom farmhouse cabinets that provide ample storage and a charming aesthetic. Enjoy cooking with high-quality stainless steel appliances that are both functional and stylish. Double wall ovens and a warming drawer that the cook of the house will appreciate. Relax and unwind on the south-facing front deck, perfect for soaking up the sun and enjoying stunning views of your property. Throughout the home, you'll find pine doors and trim that enhance the rustic charm. Natural willow banisters add a unique touch to the interior. A newly renovated main floor bathroom with a luxurious steam shower. A whimsical touch with a playroom under the stairs and access from the main floor bedroom (too cute) A double attached garage with its own 2 piece bathroom. Experience the beauty of nature on your 13.05 acres, providing endless possibilities for outdoor activities, gardening, or simply enjoying the peace of country living. Properties like this are a rare find! Schedule your private showing today and experience the beauty and charm of this custom farmhouse retreat for yourself.