



76405, 162 Range Road  
High Prairie, Alberta

MLS # A2240611

**\$225,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.20 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Rolling Hills		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Perimeter Wall, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

**Acreage for Sale!** Located in the established farming community of Prairie Echo, rolling hills and amazing views this acreage offers the best of Country living! Featuring the main floor with a country kitchen, separate diningroom, livingroom, 1/2 bath, and family room all with southfacing windows for an abundance of light (great for growing those indoor plants). The upper floor consists of the Masterbedroom with 4pc Ensuite, 2 further bedrooms and a 4pc bathroom. Situated on a full finished basement with lots of storage, recreation rooms (2) and two further bedrooms. Complete with a 2 car detached garage for all your toys and parking. Fully Serviced with power,gas and well and priced to sell! Call or text today for your viewing.