



16509 749 Highway
High Prairie, Alberta

MLS # A2293249



\$324,900

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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,200 sq.ft. | Age: | 1983 (43 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 8.57 Acres | | |
| Lot Feat: | Few Trees, Garden, Low Maintenance Landscape, No Neighbours Behind | | |

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|--------------------|-------------------------------|-------------------|--------------------|
| Heating: | Propane, See Remarks, Wood | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | residential market |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Vinyl Windows | | |

Inclusions: N/A

Opportunity knocking for you to own this self sufficient acreage located less than 15 minutes from High Prairie, Ab. With a front window view of the Blue Hills, and no nearby neighbors you can enjoy this 8.57 acreage located along the paved Highway 749. A 1200 sq ft home with 3 bedrooms, 3 bathrooms, and a country style kitchen has plenty of cupboards a large island and a wood stove to offset the heating costs. Main floor laundry, a large family room that offers plenty of room for family and guests, The primary bedroom with a 4pc ensuite and a sauna to relax in after chores and gardening. Metal Roof on the home, recently upgraded windows to triple pane. The utility area is on the lower level with furnace hot water tank and a wood burning stove. The 32 x 24 shop with a new rollup door has room for your tools, toys and garden accessories and includes a vintage heating system. The yard space complete with a wrap around driveway, fenced property ready for the hobby farmer to raise your own beef, pork, lamb and chickens. The garden area to grow your own fresh vegetables and a greenhouse. The well provides water for the home and garden. Owner may consider carrying private financing to a qualified purchaser. Call the listing office to arrange your viewing by appointment only.