



**GRASSROOTS**

REALTY GROUP

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74420 Range Road 172  
High Prairie, Alberta

MLS # A2305530



**\$459,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-74-17-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Surrounded by trees on the edge of High Prairie, this spacious two-storey farmhouse sits on 5 private acres and offers 5 bedrooms and 4 bathrooms. The home features three bedrooms upstairs and two downstairs, with both lower-level bedrooms boasting full-size above-ground windows that fill the rooms with natural light. The main living area includes a kitchen with a double pantry, along with a coveted retro white fridge featuring a water dispenser and ice machine, while the gas fireplace in the living room can be enjoyed from the kitchen and dining room as well, creating a warm and open atmosphere. Step out onto the back deck to enjoy the peace and tranquility of acreage living, all while being just a couple of steps from town limits. Outside, a fire pit area with a poured cement pad makes it easy to maintain and keep clean. The large shop is divided into three sections: the furthest back can be used as a studio or (wo)man cave (pool table time) while utilizing the front for your everyday needs, and the central area would be ideal as cold storage. This property offers the perfect balance of rural serenity and town convenience. Call today to book your viewing.