



17035 Township Road 1092
High Level, Alberta

MLS # A2321120



\$820,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,722 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	154.60 Acres		
Lot Feat:	Farm		

Heating: Wood Stove

Floors: Vinyl

Roof: Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Wood

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 12-109-17-W5

Zoning: A

Utilities: -

Inclusions: see remarks

Welcome to this beautiful 154-acre property offering space, privacy, and endless possibilities. The 1,722 sq. ft. home features 4 bedrooms, 2 bathrooms, a wood stove, and a fully finished basement, making it ideal for families or anyone looking to enjoy country living. Outside, the property is set up for farming, horses, or hobby operations with a 60' x 40' quonset complete with a bathroom, a 32' x 60' cold storage shop, a barn, horse fencing, stables, and shelters. There are also two large gardens, a garden shed, and an underground temperature-controlled root cellar for storing produce year-round. A river runs directly through the property, providing easy river access and adding to the natural beauty of the land. With 154 acres to enjoy and excellent infrastructure already in place, this property is a rare opportunity to own a versatile and well-equipped rural acreage.