



GRASSROOTS
REALTY GROUP

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17117 742 Township
High Prairie, Alberta

MLS # A2327234



\$810,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,742 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	9.88 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	Boiler, High Efficiency, Fireplace(s), Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Preserved Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	3 Fridges 3 Stoves Washer Dryer Window Coverings		

Welcome to a home so amazing its hard to describe. Start by entering through a private tree lined drive to a 2700 square foot plus home, custom built throughout. The main floor boast a huge great room (with added benefit of a three season room) two bedrooms two baths and a sprawling rec room. One wood burning fireplace and one gas add creature comforts where ever you are. A covered patio with south exposure is an awesome place to spend the warmer days or rainy days The upper floor is a self contained suite complete with its own entrance and covered balcony or use the space as a master suite...you choose. Adding to the package is a 576 sq ft woodworking shop and wait for it....a 1552 foot shop with all utilities along with a Fonzie suite (for those of us old enough to remember Happy Days) . Custom cabinets hardwood and balcony are just some of the features of this amazing feature Municipal water supply and two minute drive to town complete the deal. Still tons to mention but viewing is a better option Call today for an opportunity to own this unique and amazing home