



GRASSROOTS
REALTY GROUP

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74001, 740 Township
High Prairie, Alberta

MLS # A2332913



\$569,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,072 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Driveway, Front Drive, Gravel Driveway, Insulated, Oversized		
Lot Size:	9.88 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

Heating:	Mid Efficiency, Floor Furnace, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

Acreage for Sale within minutes of Town Amenities! This amazing acreage is just waiting for a family in need of space and room to roam. The spacious home offers approx. 4144 sq.ft of finished living space, with 5 bedrooms, 3 bathrooms (4pc Ensuite), open floorplan with a kitchen that you can cook and communicate with your guests in the recessed livingroom or spacious diningroom and not miss out on all the fun. The main floor laundry is a bonus and wraps around through the Master Ensuite and Bedroom. The southfacing bow window in the front allows plenty of natural light to filter through the livingroom and through the decorative arches to the kitchen. On those hot summer days you can access the deck off the Diningroom and cool down or just stay in and chill in your Air conditioned home. The basement features a recreation room for the overflow of guests or space for the kids to hangout, plumbed for a Wet Bar and featuring two further bedrooms, a 4pc bathroom, utility room and plenty of storage. It is plumbed for in-floor heat and just waiting for the Boiler. The separate entrance from the basement will be ideal for the kids to come and go from the yard instead of the Main entrance. The design and flow of this home has been well thought out and makes for comfortable spacious living for all. Now for the shop. Very well constructed 50'x100' shop, insulated, wired 220, concrete floor, overhead door, wood Boiler heat but there is gas as well which can be hooked up to run the overhead Radiant heating. This shop can house all your toys, RV and more. All this situated on 9.88 'fully serviced acres with Natural gas, power, municipal water and septic, well landscaped with plenty of trees and gravel drive. Only 10 minutes from Town and all amenities. Call for your viewing today.

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