



74224 Range Road 173  
High Prairie, Alberta

MLS # A2184756



**\$409,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Corners Marked, Front Yard, Landscaped, Lawn, Low Maintenance Landscap		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace(s), Hot Water, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Fridge Stove Washer Dryer Window Coverings

Look no further..This home is it. Located less than 5KM to stores and amenities, this home has three acres with awesome mature trees and landscaping along with a home that has it all. 2000 sq ft plus of executive home for the discriminating buyer. Seriously too many top of the line features list. This home has three bedrooms, amazing ensuite and walk in closet in the master bedroom. Ceramic tile throughout the home is low maintenance and beautiful. Wood burning stove for those winter nights or rainy summer eves. The kitchen boasts custom Cherry cabinets gas range and functional design. Triple pane windows with great Southern exposure for the lover of plants or sunlight. Infloor heat via high efficiency boiler completes the comfort factor. Massive laundry with three piece bathroom. The list goes on and on...All of this and much much more in a energy efficient home. This is a MUST SEE TO BELIEVE HOME