# \$390,000 - 74504 172 Range, High Prairie

MLS® #A2197123

# \$390,000

3 Bedroom, 3.00 Bathroom, 1,009 sqft Residential on 11.54 Acres

NONE, High Prairie, Alberta

Typically distance to town is measured in miles or kilometers, not here, measurements are in feet or meters. This two bedroom home (plus one in the basement with easy potential for another) has all the perks of 11 plus acres of land but the convenience of being across the road from town. Tons of features from updated bathrooms kitchen and bedrooms to additional bedrooms and bathroom developed in the basement. A two car garage is awesome but an additional 1000+ square foot shop is even better. Keep your toys and vehicles out of the element. Lots of additional storage as well. A one of a kind property



#### **Essential Information**

MLS® # A2197123 Price \$390,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,009 Acres 11.54 Year Built 1970

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active







# **Community Information**

Address 74504 172 Range

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

#### **Amenities**

Parking Parking Pad, Double Garage Detached, Quad or More Attached

# of Garages 6

### Interior

Interior Features Laminate Counters, No Smoking Home

Appliances Electric Stove, Washer/Dryer, Refrigerator

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage, Rain Gutters

Lot Description Lawn, Creek/River/Stream/Pond, Garden, Paved

Roof Asphalt Shingle

Construction Mixed, Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed February 25th, 2025

Days on Market 238

Zoning Residential

# **Listing Details**

Listing Office Century 21 Sunnyside Realty

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