# \$397,900 - 75304 Range Road 171, High Prairie

MLS® #A2217811

## \$397,900

4 Bedroom, 2.00 Bathroom, 1,919 sqft Residential on 16.44 Acres

NONE, High Prairie, Alberta

This stunning 16.44-acre property, located just minutes from the Town of High Prairie, offers the perfect balance of income potential and/or private country living. Currently configured with a private suite (with separate entrances), the home could easily be converted back into a spacious 4-bedroom residence if desired. Tucked away at the end of a quiet road, the property boasts a serene setting surrounded by water, creating a peaceful retreat while remaining conveniently close to town. The open-concept main living area features a bright kitchen, dining space, and living room, with patio doors leading to a spacious deck that overlooks the scenic oxbowâ€"perfect for relaxing or entertaining. The L-shaped design of the home shelters the deck from the wind, while a second entrance provides seamless indoor-outdoor flow. A cozy family room with a wood fireplace and large east- and south-facing windows adds warmth and charm. Practical features include an attached heated garage with a 7.5' x 31' storage/furnace room and the convenience of municipal water. Whether you're looking for a turnkey income property, a spacious family home, or a private getaway with future flexibility, this versatile property delivers. Schedule your private viewing today to explore all the possibilities!





Built in 1982

#### **Essential Information**

MLS® # A2217811 Price \$397,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,919

Acres 16.44

Year Built 1982

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 75304 Range Road 171

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

#### **Amenities**

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Jetted Tub, No Smoking Home, Storage, Built-in Features, Ceiling

Fan(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Stove(s)

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features Fire Pit

Lot Description Front Yard, Lawn, Creek

Maintenance Landscape, Lar

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

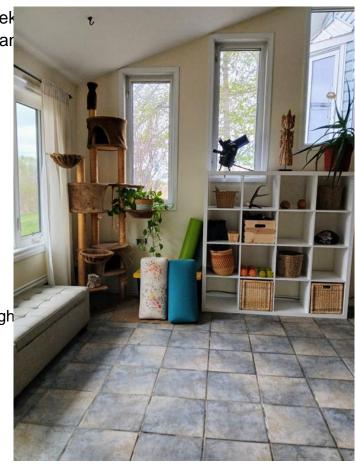
Date Listed May 13th, 2025

Days on Market 125

Zoning Residential

# **Listing Details**

Listing Office Grassroots Realty Group - High



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.