

# \$290,000 - 75132 181 Range, High Prairie

MLS® #A2183750

## \$290,000

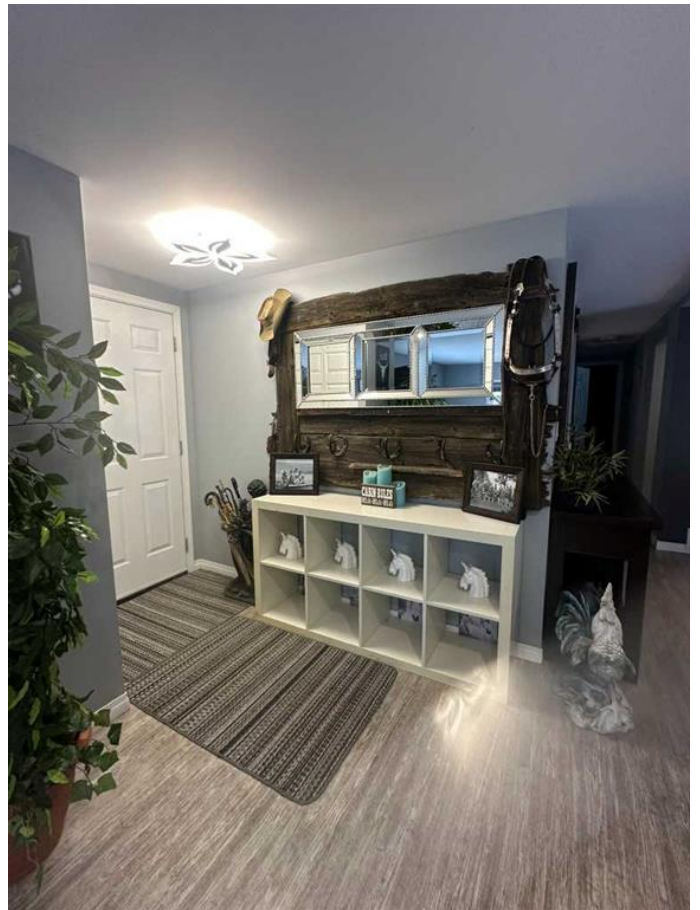
3 Bedroom, 2.00 Bathroom, 1,497 sqft  
Residential on 5.98 Acres

NONE, High Prairie, Alberta

An opportunity to get away from it all!! 5.98 acres located 15 minutes from High Prairie, (west of the Tolko mill) in a quiet farming community with wheat field views and breathtaking sunsets this property has it all! Featuring a private yard, fenced for horses, dog run and an all brick fire pit & bench great for entertaining, a 16'x31' garage/workshop with new metal roof, wired and plumbed with natural gas. This property will be functional for you and your animals. With almost 1500 sqft of living space the home has been renovated top to bottom you can move in and enjoy what this serene acreage has to offer. Pride of ownership is evident when you step inside, with the new vinyl flooring throughout, fully renovated kitchen, dining area with plenty of storage, new appliances including a large capacity fridge & washing machine, 2 comfortable living spaces, one with a wood burning stove for those cold winter nights, 3 bedrooms featuring a primary with corner windows, 2pc renovated ensuite and an oversized walk in closet. The 4pc main bath has also been fully renovated with subway tile surround and a soaker tub. Appreciate the low maintenance this home offers with its vinyl siding, metal roof, upgraded soffits & fascia, vinyl windows - this property is waiting for its new owners - just move in & enjoy!!

Built in 1974

## Essential Information



MLS® #	A2183750
Price	\$290,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,497
Acres	5.98
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	75132 181 Range
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### **Amenities**

Parking	Double Garage Detached, Driveway
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Private Ya
Lot Description	Back Yard, Corner Lot, Dog Private
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	December 16th, 2024
Days on Market	190
Zoning	Ag

**Listing Details**

Listing Office	Royal LePage P.V.R. Realty
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