

# \$749,900 - 7, 13417 Twp Rd 752a, High Prairie

MLS® #A2261993

**\$749,900**

3 Bedroom, 2.00 Bathroom, 2,140 sqft  
Residential on 0.35 Acres

NONE, High Prairie, Alberta

Embodying a harmony of rustic charm and modern elegance, this distinctive 2140 square foot A-frame cabin is situated in the coveted Hilliards Bay Estates on the north shore of Lesser Slave Lake. The home's striking architectural lines are gracefully anchored by a stone facade and metal roof, leading to a private backyard that meets the gentle flow of Moneris Creek. The property is meticulously planned for hosting, featuring two dedicated, full-service 30-amp RV spots with complete hookups, ensuring every guest enjoys comfort and convenience. Inside, an open-concept living space is defined by soaring cedar ceilings and beams, where the organic warmth of wood is beautifully contrasted by the crisp, modern appeal of a white quartz kitchen, stainless steel accents, and a clean subway tile backsplash. This refined balance extends to the heated, covered deck—a seamless outdoor room featuring a cedar ceiling, a gas fireplace, and a minimalist bar, crafted for both tranquil relaxation and elegant entertaining. Further enhancing the property's appeal is a detached guest house, providing a sleek and versatile space with an open-air ambiance. The entire estate benefits from the premier amenities of Hilliards Bay, including direct marina access, positioning this property not just as a retreat, but as a sophisticated sanctuary where minimalist design, natural grandeur, and unparalleled hospitality exist in perfect balance. Lot 96: Hilliards Bay Estates Map. Call today to book your private viewing.



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261993          |
| Price          | \$749,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 2,140             |
| Acres          | 0.35              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 13417 Twp Rd 752a |
| Subdivision | NONE                 |
| City        | High Prairie         |
| County      | Big Lakes County     |
| Province    | Alberta              |
| Postal Code | T0G 1E0              |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Beach Access, Boating |
| Parking Spaces | 6                     |
| Parking        | Parking Pad           |

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Quartz Counters, Metal Counters |
| Appliances        | Dishwasher, Microwave, Refrigerator, Window Coverings, Gas Range       |
| Heating           | Boiler, Hot Water                                                      |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 2                                                                      |
| Fireplaces        | Gas                                                                    |
| Basement          | None                                                                   |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Metal                                   |
| Construction      | Cement Fiber Board                      |
| Foundation        | Piling(s)                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 38                |
| Zoning         | Residential       |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|----------------------------------------|

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