

108430 Range Road 173  
High Level, Alberta

MLS # A2281376

**\$295,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b> 1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	17.27 Acres	
<b>Lot Feat:</b>	Cleared, Many Trees, Private	

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	Cistern, Dugout
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-108-17-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	TV, Outbuildings		

Come experience the timelessness, peace and tranquility on this 17+ ACRE "Home on the Range" boasting over 1600 sq.ft of living space all on one level. All that's left is for you to add the personal, finishing touches. With 3 bedrooms, 2 baths, tucked away on a quiet road merely a 20 minute drive South-East of High Level, Alberta, this home is the PERFECT place for those seeking tranquility and the soothing calmness of nature. The Kitchen is home to white cabinetry flowing into the country style dining area, and the Family Room boasts a picture window that frames stunning views of your new home, allowing the natural rays of sunshine to stream in. Sit down basking in the lovely warm and inviting glow, while listening to the crackling from the wood stove on those sunny winter days. Down the hall are 2 bedrooms as well as the main bath with a tub/shower combo. The Primary Suite offers great space as well as its very own en-suite. The laundry area is perfectly placed at the door, ensuring that your children don't drag mud through the house after playing outside for hours. The many acres provide plenty of room to roam, explore, and build tree forts with tire swings. There's also enough sunny outdoor space to make any equestrian happy, with a 20 x 30 insulated cement floor barn, corrals, and fencing galore with a 20 x 30 animal shelter! It's perfect for horse lovers or those who want to live in privacy, where there are no neighbours anywhere in sight. Gorgeous towering trees and open Alberta blue skies surround you, with plenty of room for all the toys and treasures in the 60 x 40 cold shop, or the heated 40 x 40 shop. With garden space galore and land to raise the animals, you can make your very own peaceful homestead. Once you've experienced the soothing effect of being surrounded by nature with only the

singing of birds and the whispering of wind to accompany you, while the doe and her fawn meander their way along the forest edge, you'll never want to leave. Some of the VERY VERY LONG list of improvements include: new tin roofing, flooring, insulation, drywall, pine board, taps, toilets, vanities, bathtubs, light fixtures, living room window, trim throughout with real wood (No MDF), cistern-directional drilled into the house as well as shop, well dug where you can switch between the 2 water sources, pex-water lines, breaker panel, 2025 High efficiency furnace, chimney AND wood stove. ALL of this serene solitude and more can be yours...