

16517 Township Road 744
High Prairie, Alberta

MLS # A2282249

\$799,900



Division: NONE

Cur. Use: -

Style: Bungalow

Size: 1,514 sq.ft. **Age:** -

Beds: 3 **Baths:** 2

Garage: Double Garage Detached

Lot Size: -

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Near Town: -

Basement: Full

LLD: 19-74-16-W5

Exterior: Wood Siding

Zoning: Ag/Res

Foundation: Poured Concrete

Utilities: -

Features: -

Major Use: See Remarks

On the East border of High Prairie, this versatile property presents a prime opportunity with a substantial land base, a comfortable home, and exceptional outbuilding space. It consists of two distinct parcels: a 124-acre parcel within the M.D. of Big Lakes and a 16.25-acre parcel within the Town of High Prairie, offering both agricultural potential and residential convenience. The land, currently being hayed, features fertile Gleyed Dark Gray Chernozem soil, known for its high organic matter and productivity in transitional parkland zones. The improvements include a 1,514 square foot, three-bedroom, two-bathroom home built in 1978, featuring a full, unfinished basement. A 28' x 30' shop, a 30' x 70' Quonset, and multiple additional outbuildings. Currently zoned for both Agricultural and Residential use, this unique holding is ideal for a family seeking space, an entrepreneur/investor, or an agricultural operation. Call, email, or text today to book your viewing or find out more.