

780-832-5880

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74504 172 Range High Prairie, Alberta

MLS # A2197123



\$390,000

Division:	NONE					
Туре:	Residential/House					
Style:	Acreage with Residence, Bungalow					
Size:	1,009 sq.ft.	Age:	1970 (55 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Detached, Parking Pad, Quad or More Attached					
Lot Size:	11.54 Acres					
Lot Feat:	Creek/River/Stream/Pond, Garden, Lawn, Paved					

Floors: Laminate, Linoleum, Vinyl Sewer: - Roof: Asphalt Shingle Condo Fee: -	eating:	Forced Air	Water:	-
Roof: Asphalt Shingle Condo Fee: -	oors:	Laminate, Linoleum, Vinyl	Sewer:	-
	oof:	Asphalt Shingle	Condo Fee:	-
Basement: Full LLD: -	sement:	Full	LLD:	-
Exterior: Mixed, Wood Siding Zoning: Residential	terior:	Mixed, Wood Siding	Zoning:	Residential
Foundation: Poured Concrete Utilities: -	oundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters, No Smoking Home

Inclusions: Window coverings, garden sheds

Typically distance to town is measured in miles or kilometers, not here, measurements are in feet or meters. This two bedroom home (plus one in the basement with easy potential for another) has all the perks of 11 plus acres of land but the convenience of being across the road from town. Tons of features from updated bathrooms kitchen and bedrooms to additional bedrooms and bathroom developed in the basement. A two car garage is awesome but an additional 1000+ square foot shop is even better. Keep your toys and vehicles out of the element. Lots of additional storage as well. A one of a kind property