

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

MLS® #A2183750

**\$290,000**

3 Bedroom, 2.00 Bathroom, 1,497 sqft

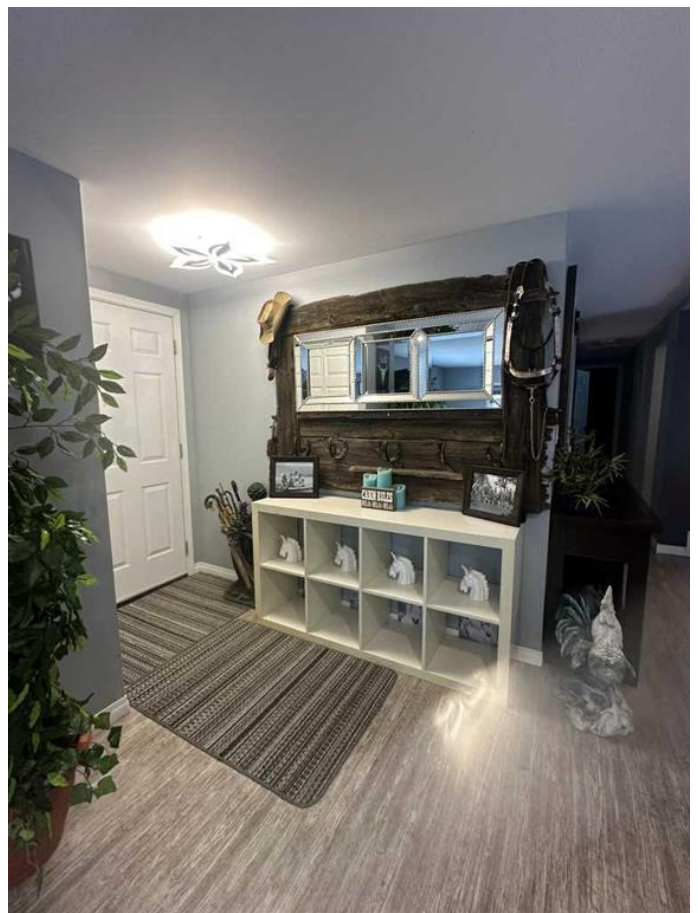
Residential on 5.98 Acres

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 | 184                 |
| Zoning         | Ag                  |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.