# \$414,900 - 16521 Township Road 755a, High Prairie

MLS® #A2214212

### \$414,900

3 Bedroom, 2.00 Bathroom, 1,760 sqft Residential on 6.03 Acres

NONE, High Prairie, Alberta

A charming 2008 - 1760 sq ft bungalow sits on a 6-acre lot with views of the South Heart River, offering the perfect blend of rural tranquillity and modern comfort. The home features three bedrooms and two bathrooms, which includes a light-filled ensuite with a luxurious four-piece bathroom complete with a stand-up shower and a deep soaker tubâ€"ideal for unwinding after a long day. The open-concept kitchen and dining area are bathed in soft natural light from northeast-facing windows, eliminating harsh glare while creating a warm and inviting atmosphere. Convenient main-floor laundry makes everyday living effortless. Downstairs, the full basement is already wired and framed for future expansion, offering the potential for two additional bedrooms, a bathroom, and a family roomâ€"perfect for growing families or hosting guests. Outside, the property includes a detached three-car garage with a cement apron, a sturdy dog house, and a large dog run for pet owners. With central air conditioning ensuring year-round comfort and a peaceful location just 10 km from High Prairie, this home is a rare find for those seeking space, serenity, and endless possibilities.







Built in 2008

## **Essential Information**

MLS® # A2214212

Price \$414,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,760

Acres 6.03

Year Built 2008

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 16521 Township Road 755a

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta
Postal Code T0G 1E0

#### **Amenities**

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Vaulted Ceiling(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Wood

#### **Additional Information**

Date Listed April 25th, 2025

Days on Market 189

Zoning Residential

# **Listing Details**

Listing Office Grassroots Realty Group - High Prairie

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