

# \$397,900 - 75304 Range Road 171, High Prairie

MLS® #A2217811

**\$397,900**

4 Bedroom, 2.00 Bathroom, 1,919 sqft

Residential on 16.44 Acres

NONE, High Prairie, Alberta

This stunning 16.44-acre property, located just minutes from the Town of High Prairie, offers the perfect balance of income potential and/or private country living. Currently configured with a private suite (with separate entrances), the home could easily be converted back into a spacious 4-bedroom residence if desired. Tucked away at the end of a quiet road, the property boasts a serene setting surrounded by water, creating a peaceful retreat while remaining conveniently close to town. The open-concept main living area features a bright kitchen, dining space, and living room, with patio doors leading to a spacious deck that overlooks the scenic oxbow—perfect for relaxing or entertaining. The L-shaped design of the home shelters the deck from the wind, while a second entrance provides seamless indoor-outdoor flow. A cozy family room with a wood fireplace and large east- and south-facing windows adds warmth and charm. Practical features include an attached heated garage with a 7.5â€™™ x 31â€™™ storage/furnace room and the convenience of municipal water. Whether you're looking for a turnkey income property, a spacious family home, or a private getaway with future flexibility, this versatile property delivers. Schedule your private viewing today to explore all the possibilities!

Built in 1982

## Essential Information



MLS® #	A2217811
Price	\$397,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,919
Acres	16.44
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	75304 Range Road 171
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, No Smoking Home, Storage, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Fire Pit
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Lot Description	Front Yard, Lawn, Creek Maintenance Landscape, Large
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	119
Zoning	Residential

**Listing Details**

Listing Office	Grassroots Realty Group - High
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