

# \$489,500 - 74006 749 Highway, High Prairie

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MLS® #A2218141

**\$489,500**

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 10.11 Acres

NONE, High Prairie, Alberta

An Immaculate 1 1/2 Story Home on 10 beautifully landscaped acres!! This home shows pride of ownership from the second you walk through the door. With a spacious main floor living area with hardwood flooring and large windows offering plenty of natural light the home has a nice flow into the formal dining area and updated eat in kitchen. The cozy sunken living room features new laminate flooring, a wood fireplace for those cold winter days and garden doors to the covered deck that wraps around the side of the house and has an abundance of built in seating. A bedroom, 3pc bath and laundry complete the main floor. The upper level consists of a newly renovated 4pc bath, 2 bedrooms with new carpet and a primary bedroom with large walk in closet and updated 3pc ensuite with jetted tub. Upgrades include shingles, paint, light fixtures, main breaker panel, basement drywall and heavy duty septic pump, all updated within the last few years. Situated on 10 fully service acres including municipal water, a double attached garage, circle driveway and located minutes from town (all pavement)!!



Built in 1977

## Essential Information

MLS® # A2218141

Price \$489,500

Bedrooms 4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	10.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	74006 749 Highway
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Creek/River/Stream Many Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	84
Zoning	AG

**Listing Details**

Listing Office	Royal LePage P.V.R. Realty
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