

# \$419,900 - 74224 Range Road 173, High Prairie

MLS® #A2184756

**\$419,900**

3 Bedroom, 2.00 Bathroom, 2,096 sqft

Residential on 2.99 Acres

NONE, High Prairie, Alberta

Look no further..This home is it. Located less than 5KM to stores and amenities, this home has three acres with awesome mature trees and landscaping along with a home that has it all. 2000 sq ft plus of executive home for the discriminating buyer. Seriously too many top of the line features list. This home has three bedrooms, amazing ensuite and walk in closet in the master bedroom. Ceramic tile throughout the home is low maintenance and beautiful. Wood burning stove for those winter nights or rainy summer eves. The kitchen boasts custom Cherry cabinets gas range and functional design. Triple pane windows with great Southern exposure for the lover of plants or sunlight. Infloor heat via high efficiency boiler completes the comfort factor. Massive laundry with three piece bathroom. The list goes on and on...All of this and much much more in a energy efficient home. This is a MUST SEE TO BELIEVE HOME

Built in 2010

## Essential Information

MLS® #	A2184756
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,096
Acres	2.99



Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	74224 Range Road 173
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Parking	Parking Pad, RV Access/Parking
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### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Breakfast Bar, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
Heating	High Efficiency, Fireplace(s), Boiler, Hot Water, In Floor, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Blower Fan, Decorative, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Lighting, Rain Gutters, Storage
Lot Description	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Corners Marked, No Neighbours Behind, Yard Lights
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	December 30th, 2024
Days on Market	110

Zoning                      Residential

**Listing Details**

Listing Office              Century 21 Sunnyside Realty

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