

# \$379,900 - 74126, 165 Range Road, High Prairie

MLS® #A2189283

**\$379,900**

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Residential on 29.79 Acres

NONE, High Prairie, Alberta

Discover a stunning 30-acre property featuring a spacious 2,240-square-foot residence. This unique home boasts a distinctive multi-level design and an attached double garage. The main level includes a relaxing hot tub room with multiple windows that overlook the serene backyard. The cozy fireplace and family room serve as the perfect gathering spot for loved ones. A few steps lead you to the open dining area and kitchen, which offers ample built-in storage. On this floor, youâ€™ll also find an east-facing living room, two comfortable bedrooms, and a full bathroom. Ascend the elegantly curved staircase to the upper level, where the master suite awaits, complete with an ensuite, an additional bedroom, and another full washroom. Outside, the property features fenced horse corrals and a 14 x 24 barn, along with a substantial 40 x 60 steel quonset to accommodate all your storage requirements. Call, email, or text today to book your viewing.

Built in 1958

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2189283  |
| Price      | \$379,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                                       |
|----------------|---------------------------------------|
| Square Footage | 2,240                                 |
| Acres          | 29.79                                 |
| Year Built     | 1958                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 3 Level Split |
| Status         | Active                                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 74126, 165 Range Road |
| 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 | Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows, Bar, Bookcases, Built-in Features, Chandelier, Natural Woodwork, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Gas Cooktop                                                                                                      |
| Heating           | Forced Air                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Wood Burning                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Unfinished, Partial                                                                                                                                                      |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                      |
| Lot Description   | Landscaped, No Neighbours Behind, Creek/River/Stream/Pond, Lawn, Low Maintenance Landscape |
| Roof              | Metal                                                                                      |
| Construction      | Composite Siding, Brick                                                                    |

Foundation                Poured Concrete

**Additional Information**

Date Listed                January 21st, 2025  
Days on Market            89  
Zoning                      Residential

**Listing Details**

Listing Office              Grassroots Realty Group - High Prairie

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