

# \$495,000 - 74501, 164 Range Road, High Prairie

MLS® #A2217090

**\$495,000**

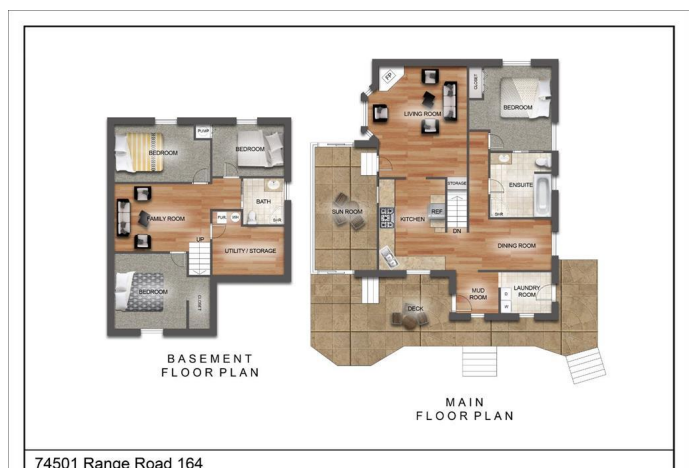
4 Bedroom, 2.00 Bathroom, 1,315 sqft  
Residential on 6.23 Acres

NONE, High Prairie, Alberta

Serene Country Living on 6.23 Acres Near High Prairie. Nestled just minutes east of High Prairie, this meticulously maintained 1,315 sq ft home blends modern comfort with rustic charm. The inviting layout features a main floor laundry room for added convenience, along with an updated kitchen that will delight any home chef - complete with white cabinetry, stainless steel appliances, a double oven, and clever pull-out pantries. The main level offers a private retreat with a boutique-style primary ensuite and a cozy living area centered around a welcoming wood stove, while the covered front deck and west-facing sunroom provide perfect spaces to enjoy the peaceful surroundings. This exceptional property truly stands out with its impressive outdoor amenities. A 28' x 40' heated workshop offers year-round workspace, complemented by a massive 36' x 60' Quonset for equipment or storage. The grounds also include a 20' x 24' heated detached garage, a 16' x 20' storage shed, and 6.23 acres of usable land - serviced municipal water.

Ideal for families, hobbyists, or those seeking a tranquil country lifestyle, this home combines everyday functionality with exceptional outbuildings and space to grow. Don't miss this rare opportunity to own a versatile rural property with all the comforts of home. Call today to arrange your private viewing!

Built in 1965



## Essential Information

MLS® #	A2217090
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,315
Acres	6.23
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	74501, 164 Range Road
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

## Amenities

Parking	Double Garage Detached
# of Garages	3

## Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, RV Hookup
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Lot Description	Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	10
Zoning	Residential

### **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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