

# \$390,000 - 74504 172 Range, High Prairie

MLS® #A2197123

**\$390,000**

3 Bedroom, 3.00 Bathroom, 1,009 sqft

Residential on 11.54 Acres

NONE, High Prairie, Alberta

Typically distance to town is measured in miles or kilometers, not here, measurements are in feet or meters. This two bedroom home (plus one in the basement with easy potential for another) has all the perks of 11 plus acres of land but the convenience of being across the road from town. Tons of features from updated bathrooms kitchen and bedrooms to additional bedrooms and bathroom developed in the basement. A two car garage is awesome but an additional 1000+ square foot shop is even better. Keep your toys and vehicles out of the element. Lots of additional storage as well. A one of a kind property

Built in 1970

## Essential Information

MLS® #	A2197123
Price	\$390,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,009
Acres	11.54
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active



## Community Information

Address	74504 172 Range
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

## Amenities

Parking	Double Garage Detached, Parking Pad, Quad or More Attached
# of Garages	6

## Interior

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

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Garden, Lawn, Paved
Roof	Asphalt Shingle
Construction	Mixed, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	126
Zoning	Residential

## Listing Details

Listing Office	Century 21 Sunnyside Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.