

# \$469,000 - 73408, 749 Highway, High Prairie

MLS® #A2176938

**\$469,000**

4 Bedroom, 2.00 Bathroom, 2,352 sqft

Residential on 9.34 Acres

NONE, High Prairie, Alberta

Executive Acreage for Sale! The peacefulness and serenity of this amazing well treed acreage with rolling banks to the river behind is the perfect setting for your family. This beautiful Bungalow with walkout basement features a bright and airy kitchen open to your Diningroom with Hickory cabinets, island, tile floors and southfacing bow window. the spacious livingroom with vaulted ceiling and a woodburning fireplace with tile surround along with access to the upper covered veranda with a stunning private relaxing view of nature. Masterbedroom with plenty of closet space, two further bedrooms and a 4pc bathroom complete the main floor. The walkout basement is partially finished with a 4th bedroom, a 2pc bathroom, laundry/utility area and a family room with plenty of space for all you living needs. From the Family room step out to the lower covered veranda and relax in the shade or take a walk on the many trails. Tastefully finished in hardwood and tile floors. Complete with a 24'x24' detached garage for parking and storage needs. Enjoy nature at its finest. Only 9km from Town, all pavement and serviced with power, propane and water(Co-op). This one won't last long. Call today for your viewing!

Built in 2004

## Essential Information

MLS® #

A2176938



Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,352
Acres	9.34
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	73408, 749 Highway
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G1E0

### Amenities

Parking	Double Garage Detached, Front Drive, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Disposal, Gas Stove, Refrigerator, Washer/Dryer
Heating	Mid Efficiency, Floor Furnace, Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	286
Zoning	Country Residential

### **Listing Details**

Listing Office	Royal LePage P.V.R. 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.