

# \$1,100,000 - 16308, 163 Range Road, High Prairie

MLS® #A2247136

**\$1,100,000**

6 Bedroom, 3.00 Bathroom, 3,885 sqft

Residential on 12.60 Acres

NONE, High Prairie, Alberta

Unique Executive Acreage for Sale! This one of a kind Property along Hwy 2 offers many opportunities, as it can house two families comfortably, great for starting a home based business or live on the upper floor and rent out the lower one. Each floor features full kitchens with oak cabinetry(decorative accents),granite countertops, fully outfitted with all appliances, livingrooms, 3 bedrooms, Master on upper level with 4pc Ensuite with jetted tub and access to Sunroom.The upper level boasts an open design with Vaulted Ceilings, abundance of southfacing windows, access to wraparound upper deck as well as the all season Sunroom on the Westside. The quality and craftsmanship is visible throughout this amazing home with tile and hardwood flooring and an absolutely stunning 3pc bathroom on lower level finished in floor to ceiling Travertine tile with a multi jet walk-in shower with steamer option. The wraparound front deck overlooks the well groomed acres with many spruce trees(planted to surround a future Gazebo if desired). The State of the Art 60' x 60' Shop/Garage is fully insulated,wired,heated with mezzanine, bathroom (3pc/shower),3/4 ton hoist and Air Compressor. Fully serviced with Municipal water, power and natural gas and located only minutes from Town and Amenities. Call or text for your viewing today.

Built in 2008

## Essential Information



MLS® #	A2247136
Price	\$1,100,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,885
Acres	12.60
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	16308, 163 Range Road
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Parking	Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Quad or More Detached
# of Garages	6

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Forced Air, Natural Gas, Combination
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Insert
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
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.