

\$249,900 - 16215 Township Road 744, High Prairie

MLS® #A2247748

\$249,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 9.98 Acres

NONE, High Prairie, Alberta

This 9.98-acre property offers incredible flexibility—whether you want to maintain the steady rental income, expand for personal use, or develop further. Featuring a 1,216 sq ft mobile home with 3 bedrooms and 2 bathrooms. The second homesite (currently rented to a long-term tenant) could continue generating \$900/month in pad rental income, or you could repurpose the space for other uses, such as building a detached garage or workshop — Ideal for hobbyists, tradespeople, or extra storage. Constructing a new home — With two separate utility-ready sites, you could build your dream home while keeping (or removing) the existing mobile home. Expanding for agricultural use — The fenced acreage has potential for livestock (with some fence repairs) or gardening. The property’s dual-metered utilities (water & gas), separate driveways, and privacy from mature trees make it easy to customize. Plus, its proximity to High Prairie (under 10 km) ensures convenience while enjoying a peaceful rural setting. Don’t miss out—explore your options today!



Built in 1998

Essential Information

MLS® #	A2247748
Price	\$249,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	9.98
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	16215 Township Road 744
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Parking	None
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Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	August 11th, 2025
Days on Market	57

Zoning	Country Residential
Listing Details	
Listing Office	Grassroots Realty Group - High



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