

# \$410,000 - 75101 164 Range Road, High Prairie

MLS® #A2097997

**\$410,000**

4 Bedroom, 3.00 Bathroom, 2,387 sqft  
Residential on 10.00 Acres

NONE, High Prairie, Alberta

Approx 10 acres with 2380 sqft Modular Home!! Located in the heart of High Prairie's farming community this property features a 4 bedroom, 3 bathroom modular home with an open floor plan, spacious kitchen & dining area and master bedroom with a 5pc ensuite. This home plan also includes Jack & Jill bedrooms separated by a 4pc bath, a 4th bedroom with adjoining 3pc bath, laundry room with back entrance, a den and family/living rooms with gas fireplace. The yardsite is approx 10 acres with 2 serviced sites (municipal water, gas & power), firepit area and playhouse. Plenty of space for your growing family close minutes from the Town of High Prairie!

Built in 2005

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2097997                         |
| Price          | \$410,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,387                            |
| Acres          | 10.00                            |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 75101 164 Range Road |
| Subdivision | NONE                 |
| City        | High Prairie         |
| County      | Big Lakes County     |
| Province    | Alberta              |
| Postal Code | T0G 1E0              |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Stove(s), Dryer, Electric Stove, Washer, Window Coverings    |
| Heating           | Natural Gas, Forced Air                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas, Living Room                                                         |
| Basement          | None                                                                     |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard       |
| Lot Description   | Lawn, Many Trees, Front Yard, Garden |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Piling(s)                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2024 |
| Days on Market | 451               |
| Zoning         | AG                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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