

# \$594,900 - 75217, Range Road 164, High Prairie

MLS® #A2205948

**\$594,900**

9 Bedroom, 4.00 Bathroom, 2,755 sqft

Residential on 13.05 Acres

NONE, High Prairie, Alberta

Welcome to your dream farmhouse retreat! This unique property features a one-of-a-kind layout with 9 spacious bedrooms and 3 bathrooms, perfect for large families or those seeking a peaceful getaway on the end of a dead-end road. On 13.05 acres of land, this home offers tranquility and convenience and is just 5 minutes from High Prairie. The heart of this home has a custom-designed kitchen featuring custom farmhouse cabinets that provide ample storage and a charming aesthetic. Enjoy cooking with high-quality stainless steel appliances that are both functional and stylish. Double wall ovens and a warming drawer that the cook of the house will appreciate. Relax and unwind on the south-facing front deck, perfect for soaking up the sun and enjoying stunning views of your property. Throughout the home, you'll find pine doors and trim that enhance the rustic charm. Natural willow banisters add a unique touch to the interior. A newly renovated main floor bathroom with a luxurious steam shower. A whimsical touch with a playroom under the stairs and access from the main floor bedroom (too cute) A double attached garage with its own 2 piece bathroom. Experience the beauty of nature on your 13.05 acres, providing endless possibilities for outdoor activities, gardening, or simply enjoying the peace of country living. Properties like this are a rare find! Schedule your private showing today and experience the beauty and charm of this custom farmhouse retreat for yourself.



Built in 2008

## Essential Information

MLS® #	A2205948
Price	\$594,900
Bedrooms	9
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,755
Acres	13.05
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	75217, Range Road 164
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	25
Zoning	Residential

**Listing Details**

Listing Office	Grassroots Realty Group - High
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