

# \$495,000 - 74501, 164 Range Road, High Prairie

MLS® #A2217090

**\$495,000**

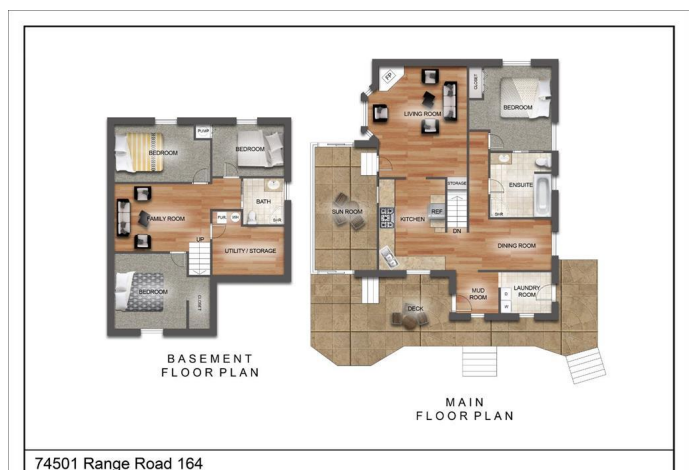
4 Bedroom, 2.00 Bathroom, 1,315 sqft  
Residential on 6.23 Acres

NONE, High Prairie, Alberta

Serene Country Living on 6.23 Acres Near High Prairie. Nestled just minutes east of High Prairie, this meticulously maintained 1,315 sq ft home blends modern comfort with rustic charm. The inviting layout features a main floor laundry room for added convenience, along with an updated kitchen that will delight any home chef - complete with white cabinetry, stainless steel appliances, a double oven, and clever pull-out pantries. The main level offers a private retreat with a boutique-style primary ensuite and a cozy living area centered around a welcoming wood stove, while the covered front deck and west-facing sunroom provide perfect spaces to enjoy the peaceful surroundings. This exceptional property truly stands out with its impressive outdoor amenities. A 28' x 40' heated workshop offers year-round workspace, complemented by a massive 36' x 60' Quonset for equipment or storage. The grounds also include a 20' x 24' heated detached garage, a 16' x 20' storage shed, and 6.23 acres of usable land - serviced municipal water.

Ideal for families, hobbyists, or those seeking a tranquil country lifestyle, this home combines everyday functionality with exceptional outbuildings and space to grow. Don't miss this rare opportunity to own a versatile rural property with all the comforts of home. Call today to arrange your private viewing!

Built in 1965



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217090                         |
| Price          | \$495,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,315                            |
| Acres          | 6.23                             |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 74501, 164 Range Road |
| Subdivision | NONE                  |
| City        | High Prairie          |
| County      | Big Lakes County      |
| Province    | Alberta               |
| Postal Code | T0G 1E0               |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 3                      |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard, RV Hookup |
|-------------------|-------------------------|

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Landscaped, Lawn, Low Maintenance Landscape |
| Roof            | Asphalt                                     |
| Construction    | Vinyl Siding                                |
| Foundation      | Poured Concrete                             |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 18            |
| Zoning         | Residential   |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|----------------------------------------|

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.