\$424,900 - 75304 Range Road 171, High Prairie

MLS® #A2217811

\$424,900

4 Bedroom, 2.00 Bathroom, 1,919 sqft Residential on 16.44 Acres

NONE, High Prairie, Alberta

This stunning 16.44-acre property, located just minutes from the Town of High Prairie, offers the perfect balance of income potential and/or private country living. Currently configured as a successful Airbnb with a private suite (with separate entrances), the home could easily be converted back into a spacious 4-bedroom residence if desired. Tucked away at the end of a quiet road, the property boasts a serene setting surrounded by water, creating a peaceful retreat while remaining conveniently close to town. The open-concept main living area features a bright kitchen, dining space, and living room, with patio doors leading to a spacious deck that overlooks the scenic oxbowâ€"perfect for relaxing or entertaining. The L-shaped design of the home shelters the deck from the wind, while a second entrance provides seamless indoor-outdoor flow. A cozy family room with a wood fireplace and large east- and south-facing windows adds warmth and charm. Practical features include an attached heated garage with a 7.5' x 31â€[™] storage/furnace room and the convenience of municipal water. Whether you're looking for a turnkey income property, a spacious family home, or a private getaway with future flexibility, this versatile property delivers. Schedule your private viewing today to explore all the possibilities!





Built in 1982

Essential Information

MLS® #	A2217811
Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,919
Acres	16.44
Year Built	1982
Туре	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	75304 Range Road 171
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), Jetted Tub, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	None, Crawl Space

Exterior

Exterior Features Fire Pit

Front Yard, Landscape Creek/River/Stream/Pond, Irr

Roof Metal Construction Vinyl Siding **Poured Concrete** Foundation

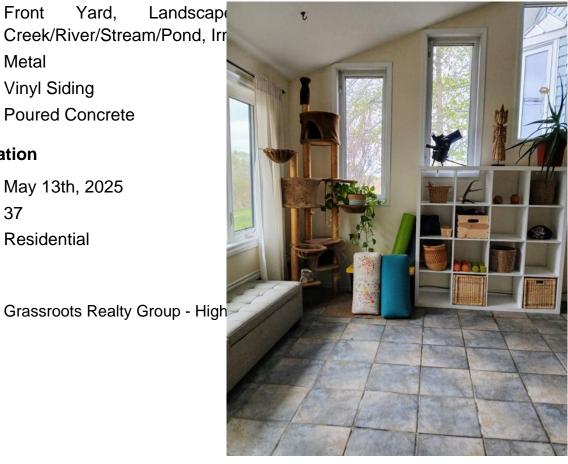
Additional Information

Date Listed Days on Market Zoning

May 13th, 2025 37 Residential

Listing Details

Listing Office



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