

# \$489,500 - 74006 749 Highway, High Prairie

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MLS® #A2218141

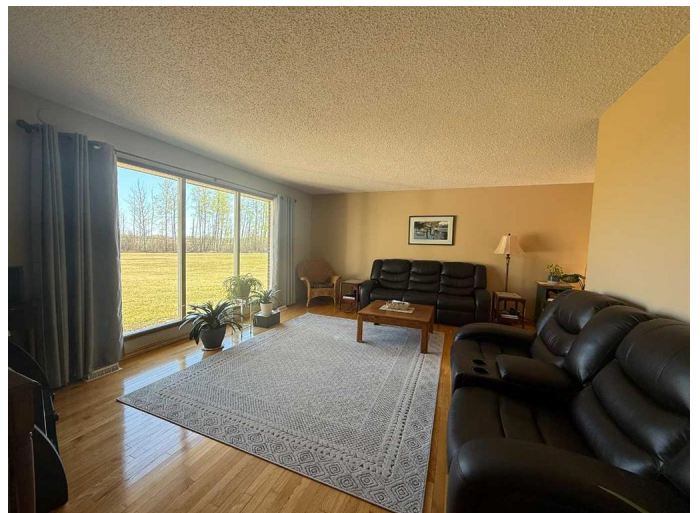
**\$489,500**

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 10.11 Acres

NONE, High Prairie, Alberta

An Immaculate 1 1/2 Story Home on 10 beautifully landscaped acres!! This home shows pride of ownership from the second you walk through the door. With a spacious main floor living area with hardwood flooring and large windows offering plenty of natural light the home has a nice flow into the formal dining area and updated eat in kitchen. The cozy sunken living room features new laminate flooring, a wood fireplace for those cold winter days and garden doors to the covered deck that wraps around the side of the house and has an abundance of built in seating. A bedroom, 3pc bath and laundry complete the main floor. The upper level consists of a newly renovated 4pc bath, 2 bedrooms with new carpet and a primary bedroom with large walk in closet and updated 3pc ensuite with jetted tub. Upgrades include shingles, paint, light fixtures, main breaker panel, basement drywall and heavy duty septic pump, all updated within the last few years. Situated on 10 fully service acres including municipal water, a double attached garage, circle driveway and located minutes from town (all pavement)!!



Built in 1977

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2218141  |
| Price    | \$489,500 |
| Bedrooms | 4         |

|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 3.00                                      |
| Full Baths     | 2                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,921                                     |
| Acres          | 10.11                                     |
| Year Built     | 1977                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 74006 749 Highway |
| Subdivision | NONE              |
| City        | High Prairie      |
| County      | Big Lakes County  |
| Province    | Alberta           |
| Postal Code | T0G 1E0           |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 2                                                 |
| Parking        | Double Garage Attached, Driveway, Gravel Driveway |
| # of Garages   | 2                                                 |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer                          |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                        |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Back Yard, Creek/River/Stream<br>Many Trees, Private |
| Roof            | Asphalt Shingle                                      |
| Construction    | Concrete, Wood Frame                                 |
| Foundation      | Poured Concrete                                      |



**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 90            |
| Zoning         | AG            |

**Listing Details**

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

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