

# \$397,900 - 75304 Range Road 171, High Prairie

MLS® #A2217811

**\$397,900**

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 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 oxbow—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 7.5â€™™ 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	\$397,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,919
Acres	16.44
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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	Jetted Tub, No Smoking Home, Storage, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Fire Pit
-------------------	----------

Lot Description	Front Yard, Lawn, Creek Maintenance Landscape, Large
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	118
Zoning	Residential

**Listing Details**

Listing Office	Grassroots Realty Group - High
----------------	--------------------------------



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.