

# \$499,900 - 17327 Township 744a, High Prairie

MLS® #A2200107

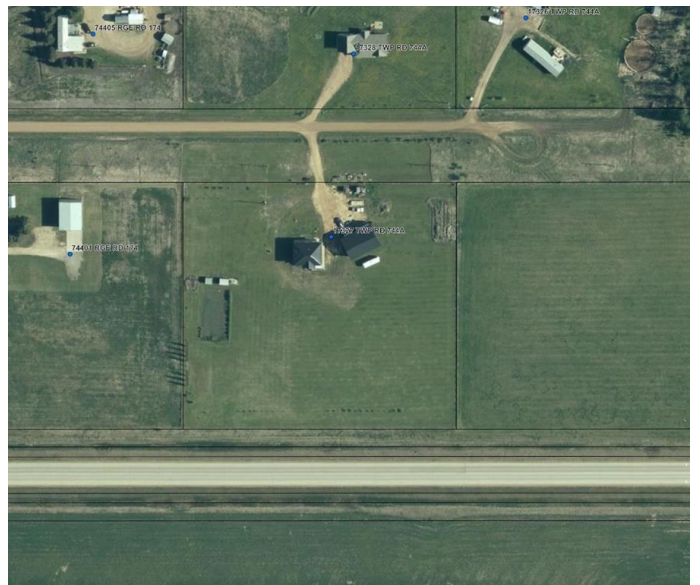
**\$499,900**

5 Bedroom, 3.00 Bathroom, 3,788 sqft  
Residential on 4.99 Acres

NONE, High Prairie, Alberta

This 3,788 square foot home has five bedrooms and sits on a sprawling five-acre lot. Its proximity to High Prairie ensures easy access to local amenities, schools, and recreational opportunities, while still allowing you to enjoy the tranquility of rural life. Three of the bedrooms are located on the upper level, featuring large windows that flood the rooms with natural light and provide breathtaking views. The master suite includes space for a luxurious ensuite bathroom and a walk-in closet, potentially creating a personal retreat for relaxation. Additionally, the main living areas offer stunning panoramic views of the surrounding prairies. The south-facing sunroom serves as an ideal setting for your morning coffee or evening tea. The kitchen is designed with high-end stainless steel appliances, including a smart range and a full-sized refrigerator-freezer combination. There's also a walk-in pantry that can be tailored to accommodate all your countertop appliances, dry goods, and more. The 40 x 60 detached garage is large enough to store your daily drivers, equipment, and toys. Enjoy the luxury of municipal water, multiple heat sources and central air conditioning. This property is not just a home; it is a lifestyle. This incredible property on 5 acres has everything you need to enjoy life to the fullest. Don't hesitate booking your viewing.

Built in 2007



## Essential Information

MLS® #	A2200107
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,788
Acres	4.99
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	17327 Township 744a
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

## Amenities

Parking	Double Garage Detached
# of Garages	4

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, Walk-In Closet(s), Closet Organizers, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, None

## Exterior

Exterior Features	Storage
Lot Description	Landscaped, Lawn, Low Maintenance Landscape

Roof	Metal
Construction	Stucco
Foundation	Slab

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	186
Zoning	Residential

**Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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