

# \$599,900 - 17327 Township 744a, High Prairie

MLS® #A2200107

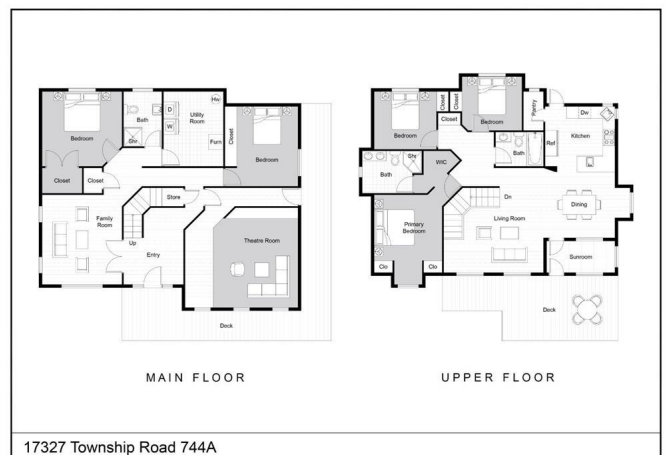
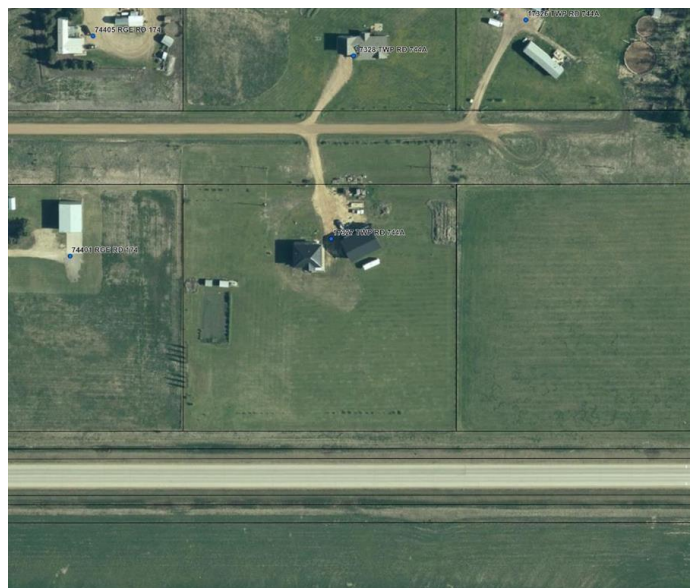
**\$599,900**

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



17327 Township Road 744A

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2200107                         |
| Price          | \$599,900                        |
| 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), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer   |
| Heating           | In Floor, Forced Air   |
| 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 | 45              |
| Zoning         | Residential     |

### **Listing Details**

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

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