

**76405, 162 Range Road
High Prairie, Alberta**

MLS # A2240611



\$225,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,500 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 3.20 Acres | | |
| Lot Feat: | Front Yard, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot, Rolling Hills | | |

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|--------------------|---------------------------------------|-------------------|---------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | Country Residential |
| Foundation: | Perimeter Wall, Poured Concrete, Wood | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: n/a

Acreage for Sale! Located in the established farming community of Prairie Echo, rolling hills and amazing views this acreage offers the best of Country living! Featuring the main floor with a country kitchen, separate diningroom, livingroom, 1/2 bath, and family room all with southfacing windows for an abundance of light (great for growing those indoor plants). The upper floor consists of the Masterbedroom with 4pc Ensuite, 2 further bedrooms and a 4pc bathroom. Situated on a full finished basement with lots of storage, recreation rooms (2) and two further bedrooms. Complete with a 2 car detached garage for all your toys and parking. Fully Serviced with power,gas and well and priced to sell! Call or text today for your viewing.