

# \$424,900 - 16521 Township Road 755a, High Prairie

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MLS® #A2214212

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,760 sqft

Residential on 6.03 Acres

NONE, High Prairie, Alberta

A charming 2008 - 1760 sq ft bungalow sits on a 6-acre lot with views of the South Heart River, offering the perfect blend of rural tranquillity and modern comfort. The home features three bedrooms and two bathrooms, which includes a light-filled ensuite with a luxurious four-piece bathroom complete with a stand-up shower and a deep soaker tub—ideal for unwinding after a long day. The open-concept kitchen and dining area are bathed in soft natural light from northeast-facing windows, eliminating harsh glare while creating a warm and inviting atmosphere. Convenient main-floor laundry makes everyday living effortless. Downstairs, the full basement is already wired and framed for future expansion, offering the potential for two additional bedrooms, a bathroom, and a family room—perfect for growing families or hosting guests. Outside, the property includes a detached three-car garage with a cement apron, a sturdy dog house, and a large dog run for pet owners. With central air conditioning ensuring year-round comfort and a peaceful location just 10 km from High Prairie, this home is a rare find for those seeking space, serenity, and endless possibilities.

Built in 2008

## Essential Information

MLS® #

A2214212



Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,760
Acres	6.03
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	16521 Township Road 755a
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### Amenities

Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	April 25th, 2025
Days on Market	105
Zoning	Residential

## **Listing Details**

Listing Office	Grassroots Realty Group - High Prairie
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