$679,900 - . 17423 Highway 2, High Prairie

MLS® #A2081664

$679,900

4 Bedroom, 3.00 Bathroom, 3,000 sqft
Residential on 11.71 Acres

NONE, High Prairie, Alberta

PRICE REDUCED!! This Magnificent Executive home near High Prairie is situated on 11.71 acres. You have dreamed it, they have built your â€œforeverâ€• home. Custom built and meticulous finishing, this turn key split level home with attached 3 car garage boasts of being "one of a kind" and gorgeous. Plants love the windows galore, rounded walls, new hardwood floors and carpet, huge deck with hot tub provisions and a beautiful kitchen with NEW COUNTER TOP STOVE has recently installed into the unique curved corian counter and the newer Double Wall Oven. The gorgeous open dining room with the curved walls and windows offers space and beautiful lighting both inside and to the beautiful open space views outside. The large living room boasts of comfort with a wood burning stove. 2 sets of garden doors to deck. The home also features large entry, walk in pantry, main floor laundry with chute, 2 large bedrooms. A large formal dining area/den, family room with double sided fireplace, an enormous master bedroom with French doors, skylights, vaulted ceiling, walk in closet, gym equipment area, sun area, jacuzzi and en-suite. Rooftop deck with provisions for wet bar, garden bed for flowers or herbs. A full basement is partially developed, has a bedroom and 3pc bath, hot water on demand, 2 boilers, provision for bar, in floor heating in home and garage, municipal water. Creek on the property!! Enter to the private viewing on the gravel drive with roundabout, beautiful landscape, shrubs,

perennials and trees. Plenty of room for family, guests or the possibility of a B&B (check with Muncipality) ITS TIME TO BOOK YOUR PRIVATE VIEWING!

Built in 1992

Essential Information

MLS® #	A2081664
Price	$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,000
Acres	11.71
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

Community Information

Address	. 17423 Highway 2
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	10
Parking	Additional Parking, Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Plug-In, Side By Side, Triple Garage Attached
# of Garages	3
Waterfront	Creek

Interior

Interior Features	Bidet, Ceiling Fan(s), Chandelier, Central Vacuum, Double Vanity,

French Door, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, Laminate Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Washer/Dryer, Window Coverings
Heating	In Floor, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Family Room, Gas, Glass Doors, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Farm, Few Trees, Garden, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, No Neighbours Behind, Native Plants, Subdivided
Roof	Cedar Shake
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2023
Days on Market	546
Zoning	RESIDENTIAL

Listing Details

Listing Office	Royal LePage P.V.R. Realty