



75304 Range Road 171 , High Prairie, Alberta - \$397,900



Main Photo

Property Description

This stunning 16.44-acre property, located just minutes from the Town of High Prairie, offers the perfect balance of income potential and/or private country living. Currently configured with a private suite (with separate entrances), the home could easily be converted back into a spacious 4-bedroom residence if desired. Tucked away at the end of a quiet road, the property boasts a serene setting surrounded by water, creating a peaceful retreat while remaining conveniently close to town. The open-concept main living area features a bright kitchen, dining space, and living room, with patio doors leading to a spacious deck that overlooks the scenic oxbow—perfect for relaxing or entertaining. The L-shaped design of the home shelters the deck from the wind, while a second entrance provides seamless indoor-outdoor flow. A

cozy family room with a wood fireplace and large east- and south-facing windows adds warmth and charm. Practical features include an attached heated garage with a 7.5' x 31' storage/furnace room and the convenience of municipal water. Whether you're looking for a turnkey income property, a spacious family home, or a private getaway with future flexibility, this versatile property delivers. Schedule your private viewing today to explore all the possibilities!

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