



## 16215 Township Road 744 , High Prairie, Alberta - \$249,900



Main Photo

### Property Description

This 9.98-acre property offers incredible flexibility—whether you want to maintain the steady rental income, expand for personal use, or develop further. Featuring a 1,216 sq ft mobile home with 3 bedrooms and 2 bathrooms. The second homesite (currently rented to a long-term tenant) could continue generating \$900/month in pad rental income, or you could repurpose the space for other uses, such as building a detached garage or workshop – Ideal for hobbyists, tradespeople, or extra storage. Constructing a new home – With two separate utility-ready sites, you could build your dream home while keeping (or removing) the existing mobile home. Expanding for agricultural use – The fenced acreage has potential for livestock (with some fence repairs) or gardening. The property's dual-metered utilities (water & gas),



separate driveways, and privacy from mature trees make it easy to customize. Plus, its proximity to High Prairie (under 10 km) ensures convenience while enjoying a peaceful rural setting. Don't miss out—explore your options today!

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