

# \$549,900 - 83 13415 Township 752a, High Prairie

MLS® #A2079105

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0.25 Acres

NONE, High Prairie, Alberta

1350 sq ft 2 storey Modern Cabin in the gated community of Hilliards Bay Estates. The Cabin has a bright open concept living room, dining room and kitchen. The monochromatic colour scheme with white cabinets balancing the white stone countertops with a white subway tile backsplash. The stainless steel appliances finish off the look. The central fireplace heats with the flip of a switch making the main floor welcoming and comfy year round. Upstairs you will find the 3 bedrooms, the primary at the front of the house - providing access to the covered deck where you will enjoy the views of Lesser Slave Lake. The upper floor bathroom has a show stopper floor to ceiling walk in tiled shower and a double vanity. The cabin is the essence of simple lake living. Enjoy all the Estates has to offer with year round sports, picturesque beaches, recreation courts, hiking trails and more. Call, email or text today to book your tour of the estates and a showing.

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2079105  |
| Price          | \$549,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,350     |



|            |             |
|------------|-------------|
| Acres      | 0.25        |
| Year Built | 2021        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 83 13415 Township 752a |
| Subdivision | NONE                   |
| City        | High Prairie           |
| County      | Big Lakes County       |
| Province    | Alberta                |
| Postal Code | T0G 1E0                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Beach Access, Boating, Playground |
| Parking Spaces | 4                                 |
| Parking        | Parking Pad                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, No Smoking Home, Storage, Vinyl Windows, Stone Counters |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Crawl Space, None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit                                    |
| Lot Description   | Lake, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |
| Construction      | Composite Siding                            |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2023 |
| Days on Market | 697                 |
| Zoning         | Residential         |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Grassroots Realty Group - High Prairie |
|----------------|--|

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