

# \$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	657
Zoning	Residential
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.