

\$749,900 - 7, 13417 Twp Rd 752a, High Prairie

MLS® #A2261993

\$749,900

3 Bedroom, 2.00 Bathroom, 2,140 sqft

Residential on 0.35 Acres

NONE, High Prairie, Alberta

Embodying a harmony of rustic charm and modern elegance, this distinctive 2140 square foot A-frame cabin is situated in the coveted Hilliards Bay Estates on the north shore of Lesser Slave Lake. The home's striking architectural lines are gracefully anchored by a stone facade and metal roof, leading to a private backyard that meets the gentle flow of Moneris Creek. The property is meticulously planned for hosting, featuring two dedicated, full-service 30-amp RV spots with complete hookups, ensuring every guest enjoys comfort and convenience. Inside, an open-concept living space is defined by soaring cedar ceilings and beams, where the organic warmth of wood is beautifully contrasted by the crisp, modern appeal of a white quartz kitchen, stainless steel accents, and a clean subway tile backsplash. This refined balance extends to the heated, covered deck—a seamless outdoor room featuring a cedar ceiling, a gas fireplace, and a minimalist bar, crafted for both tranquil relaxation and elegant entertaining. Further enhancing the property's appeal is a detached guest house, providing a sleek and versatile space with an open-air ambiance. The entire estate benefits from the premier amenities of Hilliards Bay, including direct marina access, positioning this property not just as a retreat, but as a sophisticated sanctuary where minimalist design, natural grandeur, and unparalleled hospitality exist in perfect balance. Lot 96: Hilliards Bay Estates Map. Call today to book your private viewing.



Built in 2018

Essential Information

MLS® #	A2261993
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,140
Acres	0.35
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	7, 13417 Twp Rd 752a
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Amenities	Beach Access, Boating
Parking Spaces	6
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Metal Counters
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Gas Range
Heating	Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Metal
Construction	Cement Fiber Board
Foundation	Piling(s)

Additional Information

Date Listed	October 1st, 2025
Days on Market	35
Zoning	Residential

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.