



**GRASSROOTS**  
REALTY GROUP

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**107434 RGE RD 133**  
**Rural Mackenzie County, Alberta**

**MLS # A2218677**



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	Electricity Connected, Natural Gas at Lot Line, Propane
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** N/A

Discover the charm of this beautifully established 10-acre acreage in the peaceful community of Blumenort. Just 4 over miles East of Hillcrest Community School and the general store, this private property features a well-maintained mobile home with a spacious addition, set on a basement that includes a large storage room as well as a cold storage area. Step inside to find a roomy entrance with tons of built in storage, leading into an open-concept kitchen and dining area. Updated cabinets with newer appliances, full pantry and extra cabinet s make the kitchen very functional. Comfortable living room features lots of windows with natural light flowing in. The home boasts 2 bedrooms and a full bath, with crisp, clean finishes and plenty of built-in storage options throughout. Outside, a massive gravel parking pad provides power for vehicles and a yard light for added convenience. Young trees will be planted along the perimeter, setting the stage for even more privacy in the years to come. This property is full of potential&mdash;come see it for yourself!