



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109559 Range Road 132
Rural Mackenzie County, Alberta

MLS # A2222135



\$700,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 1,716 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 7 | Baths: | 3 |
| Garage: | Parking Pad, Quad or More Detached | | |
| Lot Size: | 156.31 Acres | | |
| Lot Feat: | Back Yard, Farm, Front Yard, Garden, Lawn, Many Trees | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------------|
| Heating: | Central | Water: | Cistern |
| Floors: | Tile, Vinyl | Sewer: | Pump |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | 35-109-13-W5 |
| Exterior: | Vinyl Siding | Zoning: | A1 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Welcome to 109559 RGE RD 132 — a rare chance to own 156 acres of peace and quiet just 3 miles east of the Caribou Mountain Travel Centre. Tucked away at the end of a quiet dead-end road, this property offers a beautifully developed yard site surrounded by mature forest. The 2011-built home features 7 bedrooms and 3 full bathrooms, laid out in a thoughtful, family-friendly floor plan. The main level includes a spacious kitchen and dining area, a cozy living room warmed by a wood stove, main floor laundry, and a large primary suite with a walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms and another full bath are located on the opposite end of the home for added privacy. A spiral staircase leads to a fully finished basement, offering 4 more bedrooms, a full bathroom, cold storage, and a large play/toy area. The home includes in-floor heating, central vac, and a massive wraparound deck—ideal for enjoying quiet evenings outdoors. The 36' x 52' shop, built in 2009, is heated with an external wood boiler and features two overhead doors, a concrete floor, and a fully finished interior—perfect for equipment, hobbies, or farm use. Approximately 25 acres of the land are arable and located on the south side of the quarter. The entire perimeter is fenced, making it a great setup for cattle or other livestock. Centrally located between La Crete and High Level, this private and versatile property is ready for your next chapter. Come and explore the potential at 109559 RGE RD 132!