



GRASSROOTS
REALTY GROUP

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15453 TWP RD 1064B
Rural Mackenzie County, Alberta

MLS # A2239777



\$495,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,952 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	3.51 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	Central	Water:	Cistern
Floors:	Carpet, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-106-15-W5
Exterior:	Stone, Vinyl Siding	Zoning:	RC
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Play house / fire pit / green house / sand box gazebo

Charming Acreage on 3.51 Acres – Room to Roam & Entertain! Welcome to this beautiful 4-bedroom, 3-bathroom home nestled on a private 3.51-acre parcel—perfect for families, hobby farmers, or those craving peaceful country living. With 1,952 sq ft of well-designed living space, this home offers both comfort and function. Enjoy a spacious covered deck, ideal for hosting guests or relaxing while taking in the quiet surroundings. The large, fenced yard features a roofed sandbox, making it a dream setup for kids, and there’s plenty of room for a potential pasture if you’re thinking of animals or gardening. The oversized garage is perfect for vehicles, storage, or workshop needs. Inside, the layout offers generous bedrooms, ample natural light, and all the space your family needs to grow. Whether you’re looking to entertain, explore the outdoors, or simply enjoy the privacy of rural living, this property checks all the boxes!