



**GRASSROOTS**  
REALTY GROUP

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

**110222 Range Road 191**  
**Rural Mackenzie County, Alberta**

**MLS # A2241374**



**\$775,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** High Level

**Basement:** -

**LLD:** 14-110-19-W5

**Exterior:** -

**Zoning:** Agriculture

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Hay, Hobby Farm, Market Gardening, Mixed, Pasture

A 155 +/- acres with a home, attached heated garage and outbuildings can be yours !! Majestic, mature trees offer a sense of peace and tranquility, creating that feeling you truly are in harmony with nature on this spectacular homestead located minutes north-east of High Level. The Mudroom is perfect for all the boots and coats after a day of foraging and venturing in the solitude with birdsong echoing through the forest. The kitchen offers plenty of cabinetry which flows into the open concept Dining area that's perfect for the family sit down dinners and hearing of all the wonder ventures from the day or enjoy a late evening fiesta under the stars on the side deck .The Sitting room showcases a huge picture window allowing spectacular natural light to shine in and offers a remarkable view of the amazing property . There are 2 bedrooms and a full bath with a tub /shower combo on the main level with the Primary offering access to the jack&jill bath . The basement offers an incredible family space for the movie nights and bonding times , with a full bath ,cold room for all the bounty from your gardens and another two bedrooms. The outdoors offers space and trails galore ! with fencing in place for all your livestock including 3 dug-outs with one being spring fed and plenty of space for all the gardens or perhaps you are looking to expand the farm ? . This homestead is yearning to be used to its full potential , where children are running around laughing, building tree forts, or your four legged family members, a huge thriving garden and all the wonders that can only be found enjoying the country living . The only question may be, are you ready to start living this lifestyle ? For more information or to view , call an agent today.