



**GRASSROOTS**  
REALTY GROUP

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**106542 RGE RD 140**  
**Rural Mackenzie County, Alberta**

**MLS # A2241734**



**\$650,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,587 sq.ft.   | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad, RV Access/Parking                     |               |                   |
| <b>Lot Size:</b> | 3.11 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood Stove  | <b>Water:</b>     | Cistern                                      |
| <b>Floors:</b>     | Linoleum   | <b>Sewer:</b>     | Septic Field                                 |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | A  |
| <b>Foundation:</b> | Wood   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |                   |  |
| <b>Inclusions:</b> | N/A  |                   |  |

Welcome to this stunning private acreage, perfect for those dreaming of the country lifestyle! The spacious 6-bedroom, 2-bathroom home offers a family-friendly layout with a huge kitchen and dining area, featuring custom cabinetry, a massive island, corner pantry, and plenty of room for entertaining. Step outside to enjoy meals on the large front deck, accessed through patio doors just off the dining space. The main floor includes two bedrooms, full bath with jacuzzi tub, and convenient main floor laundry. Downstairs you'll find a cozy wood stove, four more bedrooms, full bath, and a great space for kids to play. There's also cold storage for all your garden preserves. Outside, the 26x28 heated double car garage is perfect for parking ion the winter, while the lean to down the back side adds another parking stall and a hobby area. The yard is thoughtfully laid out with tree rows, a productive garden plot, saskatoon bushes, multiple sheds, a chicken coop, pig pen, and more. Peace, privacy, and endless potential—come take a look today!