



**GRASSROOTS**  
REALTY GROUP

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**13202 TWP RD 1070**  
**Rural Mackenzie County, Alberta**

**MLS # A2250460**



**\$590,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	16.00 Acres		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Farm, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-107-13-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to this stunning 16-acre acreage, that offers the perfect blend of privacy, space, and country living! The property features a 40' x 72' cold storage shop with 16' walls and concrete floor, multiple storage sheds, a large garden plot, established lawn, and great tree lines for shelter. A massive dugout provides a reliable secondary water source for the yard and animals. This one-owner home offers 5 bedrooms, 1.5 bathrooms, and an attached 2-car garage. Step into the dropped entrance that makes for easy in-and-out, leading into a spacious open-concept kitchen, living, and dining area. The updated kitchen includes ample cabinets and a corner pantry, while the bright living room boasts a bay window. A patio door opens to the south-facing deck, perfect for soaking up the sun. Upstairs you'll find 3 bedrooms and a full bath, while the basement offers 2 more bedrooms, a play area, laundry room, cold storage, and a half bath. This is the ideal yard to start your hobby farm or enjoy peaceful country living, with only 5 miles of gravel to travel. Appraised at 592, priced at \$590, immediate possession available! Don't miss out on this fantastic opportunity—come check it out today!