



GRASSROOTS
REALTY GROUP

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13202 TWP RD 1070
Rural Mackenzie County, Alberta

MLS # A2250460

\$580,000



Division:	NONE	
Type:	Residential/House	
Style:	Bi-Level	
Size:	1,280 sq.ft.	Age: 1985 (41 yrs old)
Beds:	5	Baths: 1 full / 1 half
Garage:	Double Garage Attached, Parking Pad	
Lot Size:	16.00 Acres	
Lot Feat:	Back Yard, Corners Marked, Farm, Front Yard, Fruit Trees/Shrub(s), Garden,	

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-107-13-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	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!