



**GRASSROOTS**  
REALTY GROUP

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16011 Township Road 1061  
Rural Mackenzie County, Alberta

MLS # A2252443



**\$555,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,447 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	3.43 Acres		
Lot Feat:	Back Yard		

Heating:	Baseboard, Boiler	Water:	Public
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-106-16-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan		

Inclusions: N/A

**AFFORDABLE FAMILY ACREAGE CLOSE TO TOWN!!** This 3.5-acre property is the perfect blend of space, comfort, and convenience. With 1,447 sq. ft. of living space, 4 bedrooms, and 2.5 bathrooms, there's room for the whole family to spread out. The yard is set up for the acreage lifestyle—imagine kids running and playing, evenings spent in the garden, and weekends exploring the crown land right behind your property. A newer roof and upgraded septic field system mean the big updates are already taken care of, so you can focus on enjoying your new home. With town water, a double car garage, and just minutes from town amenities, this property gives you the country feel without giving up convenience. An affordable acreage that's ready to welcome your family!