



**GRASSROOTS**  
REALTY GROUP

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

106250 Range Road 150  
Rural Mackenzie County, Alberta

MLS # A2257779



**\$425,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,782 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.29 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	Central	Water:	Cistern
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-106-15-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: Shed

Welcome to this 5.29-acre private, treed acreage offering the perfect balance of space and tranquility. This well-kept 16-wide home with large additions features 4 bedrooms and 2 bathrooms, providing ample room for the whole family. The property is ideal for someone looking to move out of town or just room to enjoy the outdoors. Inside, you'll find an inviting open-concept layout, a cozy wood stove, and numerous updates throughout, making this acreage move-in ready. A rare opportunity to own affordable acreage only 5 minutes from town with privacy and lots of potential.