



GRASSROOTS
REALTY GROUP

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109311 Range Road 195
Rural Mackenzie County, Alberta

MLS # A2258086



\$288,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,480 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	11.61 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

TRUE SERENITY AWAITS !! Come experience the timelessness, peace, & tranquility of this secluded landscaped 11 +/- ACRE ACREAGE tucked away on a quiet no-thru road just merely minutes South- east of town . This property offers privacy, fresh country air, plenty of room to roam and explore. A tranquil picturesque setting with a backdrop of trees and open Alberta blue skies surrounding you ,room for all the toys and treasures, Perhaps you have been dreaming to create gardens galore to grow your own food and land to maybe raise the animals or enjoy fresh farm eggs each morning with the room to build the perfect chicken coop? This J B completely drywalled Home on the Range boasts 3 bedrooms 2 baths with a great size kitchen offering plenty of cabinetry flowing into the Dining area, while enjoying the warmth of the sunshine streaming in and reconnecting with the ones you love. There is a fantastic sized Sitting Room to relax after a day of ventures. The Primary bedroom offers enough room for the king bed as well as a walk-in closet and ensuite. Once you've experienced the soothing effect of being surrounded by nature with only the singing of birds and the whispering of wind to accompany you, You'll never want to leave...