



**GRASSROOTS**  
REALTY GROUP

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

**220 Riverdrive Lane  
Rural Mackenzie County, Alberta**

**MLS # A2258639**

**\$480,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Modular Home	
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b> 2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	3.14 Acres	
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level	

<b>Heating:</b>	Central	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	5-106-15-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		
<b>Inclusions:</b>	Shed		

This welcoming 3-bedroom, 2-bathroom home is only 6 years old and offers a spacious 20-wide layout designed for comfortable family living. Set on 3.14 acres, there's plenty of room for kids to play, pets to roam, or for you to shape the yard into your own outdoor space. With modern features and a bright, open design, this property combines the best of acreage living with the convenience of being just 5 minutes from town. A charming place to call home!