



GRASSROOTS
REALTY GROUP

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220 Riverdrive Lane
Rural Mackenzie County, Alberta

MLS # A2258639



\$490,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.14 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level		

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

Inclusions: 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!