



GRASSROOTS
REALTY GROUP

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14028 TWP RD 1062
Rural Mackenzie County, Alberta

MLS # A2265923



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1984 (42 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	71.17 Acres		
Lot Feat:	Corners Marked, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Chandelier, Closet Organizers, Pantry		

Inclusions: N/A

REDUCED!!! 50K under appraised. Here's your chance to own a full 71-acre property in a prime location just 10 minutes east of La Crete, right off the pavement! This turn-key setup has everything you need — a comfortable family home, multiple shops, and approx. 60 acres of organic farmland ready to work or lease. Whether you're looking to run a business, expand your farm, or simply enjoy country living close to town, this property checks every box. The home features 6 bedrooms and 3 baths, offering tons of space for a growing family. Inside, you'll find a large entrance, bright open-concept main area, timeless kitchen with full appliance package, main floor laundry, and a spacious master suite with a huge ensuite. The living room is filled with natural light, and the inviting sunroom off the front adds even more space to relax and unwind. The basement is fully developed with additional bedrooms and a great play or family area. Attached garage is currently used for storage but could easily be converted back. Outside, you'll love the mature, private yard with plenty of space for parking and projects. The 40' x 50' heated shop offers office space, mezzanine storage, and both in-floor and overhead heat — perfect for business or personal use. There's also a cold storage shop for additional space. With all services in place, no gravel roads to deal with, and located in one of the best, most vibrant communities around, this property is ready for you to move in and make it your own. The possibilities are endless — don't wait to pursue your dreams on this exceptional piece of land!