



**14028 TWP RD 1062**  
**Rural Mackenzie County, Alberta**

**MLS # A2265923**



**\$745,000**

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

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

**Inclusions:** N/A

**REDUCED!!!** 100K 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, town water line running past the property, 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!