



**GRASSROOTS**  
REALTY GROUP

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**109419 RGE RD 160**  
**Rural Mackenzie County, Alberta**

**MLS # A2266760**



**\$640,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Cleared		

<b>Heating:</b>	Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Pump
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-109-15-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier		

**Inclusions:** N/A

Welcome to 109419 RGE RD 160, this beautiful acreage in rocky lane features a 160 acres and a large home, barn and so much more! Inside you will find wood finishings, large kitchen and living area. Totalling 4 bedrooms and 3 bathrooms, giving many room to grow, Massive windows in the living room showcase the beautiful scenery outside while the wood stove is going! Outside there is a workshop, green house, and various out buildings. Now is your chance to own your very own quarter at an affordable price! Note: Grain bins not included.