



GRASSROOTS
REALTY GROUP

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106243 RGE RD 122
Rural Mackenzie County, Alberta

MLS # A2275683



\$485,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Lot, Parking Pad, RV Access/Parking		
Lot Size:	12.01 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	See Remarks, Sewer Connected, Water Connected
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Power system including solar panels, batteries, generator

Welcome to this pristine 12-acre acreage located on a quiet dead-end road just 19 miles east of La Crete, offering excellent privacy with Crown land bordering the west side. The well-maintained 4-bedroom, 2-bath 20 wide home features a welcoming entrance and an open-concept kitchen, living, and dining area under vaulted ceilings. The kitchen offers ample cabinetry, and the bright, crisp interior reflects pride of ownership throughout. The primary bedroom includes a walk-in closet and ensuite, while three additional bedrooms are located at the front end of the home. A separate laundry room adds convenience, and home will come with all the appliances included! Outside, enjoy the 10' x 40' covered deck overlooking the established yard, garden space, mature perimeter trees, and a large fenced dugout. The property also includes a large heated shed and a 16' x 20' hip-roof shed, providing excellent storage and workspace. With plenty of room for a hobby farm or to enjoy the acreage lifestyle, this private and peaceful property is one you won't want to miss. Come take a look today!