



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**106243 RGE RD 122**  
**Rural Mackenzie County, Alberta**

**MLS # A2275683**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Lot, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	12.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	See Remarks, Sewer Connected, Water Connected
<b>Features:</b>	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!