



106157 Range Road 142  
Rural Mackenzie County, Alberta

MLS # A2281448



**\$740,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Brush, Cleared, Farm, Few Trees, Front Yard, Lawn, Private		

<b>Heating:</b>	Central	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-106-14-W5
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	A1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity		

**Inclusions:** Cal listing agent

Welcome to this versatile and well-maintained property offering 1,162 sq ft of living space plus a fully developed basement and attached garage as well as TOWN WATER. The main floor features a functional layout with multiple bedrooms, an office, and a spacious primary bedroom, while the basement adds additional bedrooms, a full bath, laundry room, and cold storage—perfect for family living or extended guests. Outside, the property truly shines with a detached shop, chicken coop, and a cemented ice rink and pickle ball court in the summer, ideal for hobbyists and outdoor enthusiasts. A standout bonus is the separate 300 sq ft rentable secondary home complete with its own utilities, basement, and cold room—an excellent AIR BNB or private space for guests or extended family. This unique property offers space, flexibility, and income potential all in one.