



GRASSROOTS
REALTY GROUP

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106157 Range Road 142
Rural Mackenzie County, Alberta

MLS # A2281448



\$775,000

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

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