



**GRASSROOTS**  
REALTY GROUP

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**105233 RGE RD 152A**  
**Rural Mackenzie County, Alberta**

**MLS # A2282539**



**\$545,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Quad or More Detached, RV Access/Parking, Single Garage De		
<b>Lot Size:</b>	5.63 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

This 5.63-acre acreage in West La Crete offers an excellent location with mature trees providing great privacy and is situated in the Buffalo Head School District, making it an ideal setting to raise a family. The property truly shines with a 40' x 60' heated shop featuring in-floor heating, a detached garage, open front shelter, and multiple additional outbuildings, while Crown land to the north provides direct access to outdoor adventures right from your doorstep. The spacious yard offers plenty of room for kids, animals, and outdoor living. The home includes 1,520 sq. ft. of main-floor living space and features a large entryway that invites you in, a spacious living room, and a massive updated kitchen with a freestanding island, corner pantry, and an open layout to the dining room, creating lots of space to gather. A covered back deck offers a great place to relax and enjoy the private setting. The home also has a partially finished basement with 2 beds, a 2 piece bath, and a wood stove for extra heat. The house could use some updating, making this a great opportunity for a DIY-minded buyer to add value in a fantastic acreage location. Come out and have a look today!