



109318 Range Road 195
Rural Mackenzie County, Alberta

MLS # A2287419



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,500 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	8.67 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Jetted Tub		

Inclusions: 4 Bar Stools, 12'x22' Outdoor Swimming Pool and Accessories. 10'x12' Metal Gazebo, Load of Gravel, Brick for Raised Flower Beds, 2 Concrete Pump Jack Pads, .

Be Prepared to be "WOWED".... Absolutely Stunning from the moment you walk in. New to the Market and with close proximity to High Level, you will find this "Perfect Slice of Heaven". Nestled on 8.67 acres offers a 1500 +/- sq. ft. home that is completely finished up and down. Offering 6 Bedrooms, 2.5 bathrooms in total. The large kitchen has been opened and completely redone in 2023 to include New Cabinets, Counter tops, Flooring, Window, lighting, the list is just endless. The east facing Living room window allows you to capture the early morning sun. On the lower level you will find a separate laundry room, playroom/office, Family Room/Storage Room & the Mechanical Room. As you make your way in to the large foyer you will find options to enter the up to the main house, downstairs or the car & half garage. After that hard day at work, why not enjoy the 1,440 sq. ft. wrap around deck while you soak up the beautiful landscaped yard. Why not take advantage of an evening swim while being surrounded by tree's for that extra privacy. This home offer that special amenity of being on County Water.... Yup, you read it right... No need to haul water. So between this and the dug out, never need to worry about a water shortage. Located only 12 minutes south/east of High Level. This is truly Country Living at it's best.... So Start Packing and Move Right In... Your Oasis awaits your arrival....