



108237 Rge RD 131
Rural Mackenzie County, Alberta

MLS # A2291506



\$499,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,712 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, RV Garage, Single Garage Detached, Triple		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Take a look at this stunning property located just a 1/4 mile off the pavement near the town of Fort Vermilion! 10 acres of peace and quiet awaits you, and this place offers an amazing acreage experience with a good as new 1700+ sq/ft dwelling, detached heated car garage with added workspace, an insulated heated shop, as well as a number of other outbuildings! Lots of natural trees around the yard, beautiful lawn with two garden plots, as well as a border planted around the yard site, with lots of room to have a fenced pasture area for your animals. No expense was spared when this yard site was set up, and it will be to the buyers benefit! Moving into the home, you'll find 2 bedrooms, a family room and a 4 piece bath at the one end, soaring vaulted ceilings over the kitchen dining and living areas, and the master suite at the far end with huge walk in closet, and full deluxe en-suite complete with a jacuzzi soaker tub and a separate shower. The kitchen has tone of counter space, free standing island, and top notch appliances, and is next to the dining room that has a patio door going out to the covered rear deck, ideal spot to get the BBQ grilling. The detached car garage next to the home has concrete floor with overhead heat, fully finished garage, with an addition that's partially finished, ideal storage space at this point. The shop is 32 by 40, also with a concrete floor, entire building is spray foamed for great r value, vaulted ceiling allowing for a 12' overhead door. Power, gas, and water in the shop as well. Great acreage, lots of upside, come have a look today!