



**14371 TWP RD 1072**  
**Rural Mackenzie County, Alberta**

**MLS # A2292513**



**\$620,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	22.41 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block, Preserved Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas, Phone Connected
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows		

**Inclusions:** coffee hutch, end tables

Escape to the peace and privacy of country living with this beautiful 22.41 acre property in Blumenort, surrounded by mature natural bush for excellent seclusion. The property features a comfortable home with a detached heated garage, welcoming you through a spacious main entrance into a warm and inviting interior. The main floor offers an open kitchen and dining area with a corner pantry and plenty of natural light streaming in from the patio door, which leads out to the covered front deck, while the a back deck is off the rear &mdash;perfect for enjoying the quiet surroundings. A cozy living room sits off the front corner, while the main floor also includes a large primary bedroom next to a spacious full bathroom, an additional bedroom, plus a separate half bath and convenient laundry room. Downstairs, the basement provides three more bedrooms, a full bathroom, and a cozy wood stove, along with a dedicated wood room and cold storage area. Outside, the yard is well set up with several storage sheds and shelters, a 24' x 32' heated garage, plenty of parking space, a dugout, garden plot, fenced pasture, and endless room to enjoy country life. With excellent privacy and the possibility of subdividing another acreage in the future, this property offers both lifestyle and investment potential. Properties like this don&rsquo;t come along often&mdash;come take a look!