



13071 1064 Township  
Rural Mackenzie County, Alberta

MLS # A2301621



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	11.59 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Other, Pump
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-106-13-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** SEE REMARKS

This 11.5 acre parcel is located just off the the 88 connector on TWP 1064. The 1 bedroom home offers tall ceilings, lots of windows, an open plan and a large bathroom/laundry room. Outside you will find a well treed property along with a shed, 40-95' Quonset/Cold storage, fencing for animals and it comes fully serviced with a 3900 gallon cistern, natural gas, pump-out sewer and power. This is a turn key property with great potential for improvements!