



107401 Highway 697 Highway  
Rural Mackenzie County, Alberta

MLS # A2302061



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	2.85 Acres		
<b>Lot Feat:</b>	Cleared, Corner Lot, Few Trees, Front Yard, Lawn, Many Trees, Open Lot		

<b>Heating:</b>	Central	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Other
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	25-107-14-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** see remarks

Welcome to this beautiful 2.85-acre acreage ideally located right off Highway 697, offering the perfect blend of convenience and country living. Surrounded by mature trees, this property provides a private and peaceful setting with plenty of space to enjoy the outdoors. The 1,445 sq ft home features 2 bedrooms and 1 bathroom, offering a comfortable and functional layout filled with natural light and cozy charm. A standout feature of this property is the impressive 40 ft x 90 ft shop, complete with a loft—ideal for storage, a workspace, or future development. Whether you're looking for room for hobbies, a home-based business, or extra storage, this shop delivers exceptional versatility. This property is perfect for those seeking space, privacy, and easy access to main routes while still enjoying the tranquility of rural living.