



**110377 Range Road 173  
Rural Mackenzie County, Alberta**

**MLS # A1226974**



**\$499,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,000 sq.ft.                     | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                       |               |                   |
| <b>Lot Size:</b> | 9.98 Acres                       |               |                   |
| <b>Lot Feat:</b> | Many Trees, Private              |               |                   |

|                    |                    |                   |              |
|--------------------|--------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Laminate, Linoleum | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None               | <b>LLD:</b>       | 22-110-17-W5 |
| <b>Exterior:</b>   | Vinyl Siding       | <b>Zoning:</b>    | R            |
| <b>Foundation:</b> | Combination, Wood  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Storage            |                   |              |

**Inclusions:** 3 sheds , 2nd fridge, 2nd washer, 2nd dryer,

A one-of-a-kind property !! Have you been dreaming of living a peaceful lifestyle surrounded by forestland and abundant fresh Alberta air? A delightful place to grow your own fresh vegetables and raise grass-fed animals? A location that offers a relaxed pace of life far from the turmoil of the city life? Resting at the end of a quiet no-thru road 13 miles east, 2 miles north from the town of High Level, Alberta on 10 Acres, densely positioned skyscrapers are replaced by towering majestic trees alive with the cheerful sound of birdsong! Tucked away from the world you will find a cozy 1000 sq foot home with 1 bedroom that could easily be turned back into 2 bedrooms, and 1 bath that has received many great upgrades, including the sunroom to enjoy the long Northern summers . Along with this escape you will find a HUGE 3 bay 106x60 shop with in-floor heat, kitchen area, laundry hook-ups, bath, and so so much more !! Whether it's starting your own business or if you have been dreaming of having the ultimate shop for your own enjoyment to tinker on your projects, this property is made for whatever you wish ! Completing this shop you will find a staircase leading upstairs to a private 2 bedroom apartment that's perfect for overnight visitor, or maybe it is time for the kids or your parents to move closer to you and all live as a family unit together creating a hobby farm ? The possibilities are endless. Once you have experienced the country living, fresh air, and complete silence you may just never want to leave &hellip;.. Schedule your viewing today!