



**GRASSROOTS**  
REALTY GROUP

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109057 Range Road 121  
Rural Mackenzie County, Alberta

MLS # A2093702



**\$390,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,050 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	11.19 Acres		
Lot Feat:	Brush		

Heating:	Boiler, Central, Forced Air, Natural Gas	Water:	Cistern
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	1-109-12-W5
Exterior:	Log	Zoning:	A
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings, Ceiling Fan(s), Laminate Counters, Wood Windows		

Inclusions: None

Priced at Appraised Value this acreage property maybe just the home for you. Located on a quiet dead end road behind Fort Vermilion this property has a beautiful setting. Upon driving on to the yard you will find a two story cedar log home with a welcoming 8' x 40' front veranda. When you enter the home you come into a large entry ideal for you are entertaining, one side is the livingroom and on the other side is the large open kitchen/dining area. Also on this level you will find a good sized bedroom that could easily double as an office, as well as a 2 piece bath and main floor laundry. On the second floor there is a large master bedroom with 2 piece ensuite, two additional good sized bedrooms, a play area and a 4 piece bath. The basement has new windows and is roughed in for a 3 piece bath, The balance of the basement is open for your own creative touch. The home has had some recent improvements including new appliances (2021), new cabinet facing in Kitchen (2021), new flooring on the main level (2021), new shingles (2023), new basement windows(2021). There is a 30' x 40' Shop/Garage with 12 " ceiling this building is insulated, wired and has rough-in for plumbing, however the floor is gravel only. Also on the yard you will find a 28' x 40' barn and corrals. This property could be a great hobby farm. Come checkout this property.