



**GRASSROOTS**  
REALTY GROUP

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108362 Range Road 164  
Rural Mackenzie County, Alberta

MLS # A2094696



**\$377,500**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,430 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	3
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	5.00 Acres		
Lot Feat:	Brush, Few Trees, Lake, Lawn, Garden		

Heating:	Mid Efficiency, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, No Smoking Home, Walk-In Closet(s)		

Inclusions: Wood stove

How would you love to come home at the end of a hectic day, kick off your shoes, grab a drink and go outside and sit on beautiful, covered deck and just enjoy some peace & quiet. Well, that dream can be your reality. Nestled among majestic, mature trees on 5 acres of land, is a home that will exceed all your expectations. The kitchen features an abundance of espresso cabinets, tiled back splash, ng for your range, gorgeous flooring & lighting pkg. Just off the kitchen is a large bedroom and stunning 3 piece bath. The living room, with extremely high ceilings, boasts massive windows, dormers , a beautiful wood burning, free standing stove that offers that warm, cozy feeling we love on a cool night & an elegant staircase leading to the second floor, sitting area & Primary suite with vaulted ceiling & patio doors leading to a private deck where you will enjoy relaxing at the end of the evening. The ensuite features a soaker tub, shower & large vanity. A second bdm, large bath & laundry area, complete the main floor. The fully finished basement offers another bath, bedroom and great family room. The Quonset offers ample space for your quads, sleds & other "toys" you may want to keep out of the elements. There are trails leading to Mechisis Lake. When it comes to curb appeal? This home offers that in spades. The large deck at the front, gives this gorgeous home that "Little House on the Prairie" feeling where you will certainly be able to entertain & relax. There is ample room to build a shop. The cold storage room in the basement offers you a ton of space to store all your canning & fresh vegetables that you are going to want to plant in your garden. PLEASE NOTE!! AS THE PROPERTY IS CURRENTLY RENTED, PICS WILL BE UPDATED AT A LATER DATE.