



GRASSROOTS
REALTY GROUP

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13006 TWP RD 1072
Rural Mackenzie County, Alberta

MLS # A2111999



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	5.36 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	Built-in Features, Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

If your on the market for a private, established acreage, look no further! This 5.36 acre property offers amazing privacy with natural bush surrounding the yard, as well as many assorted planted trees providing a beautiful setting to enjoy year round! The home was built in 2006, and has a total of 4 beds, 2 baths. The dropped entrance offers a ton of space, with stairs leading up to the main floor. Vaulted ceilings in the main area, paired with lots of windows make the home bright and spacious. Kitchen will come complete with all the appliances, and is next to the dining room for a great functional floorplan. Main oversized bathroom has custom cabinets, jacuzzi tub, and is right next to the master suite. The basement is finished as well with a nice play area, 2 bedrooms, a full bath that also serves as a laundry room, and a cold storage. The 20 by 28 detached heated car garage is a great asset to this property, and also has a lean to down the one side for added storage. An additional storage shed as well as water shed will stay on the property. The yard also has a garden plot, as well as assorted fruit trees including saskatoons, raspberries, apple trees etc.! Located 7 miles east off the pave along spruce road, this is a great location, come on down and have a look today!