



13576 Township Road 1091  
Rural Mackenzie County, Alberta

MLS # A2121689



**\$189,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	4.13 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Open Discharge, Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-109-13-W5
<b>Exterior:</b>	Masonite	<b>Zoning:</b>	HP
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Wood Stove

Enjoy the peace and quiet of country living. This acreage may be the place for you. Priced at appraised value this 4 acre property is located less than a mile west of the paved highway 88. The home features 3 comfortable bedrooms and 1 bathroom, as well as main floor laundry. The living room, dining and kitchen is all open and features patio doors to a wrap around deck.