



11540 TWP RD 1062
Rural Mackenzie County, Alberta

MLS # A2124180



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Faces Front, Gravel Driveway, Parking Pad		
Lot Size:	39.04 Acres		
Lot Feat:	Back Yard, Triangular Lot, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Gar		

Heating:	In Floor, Forced Air, Propane, Wood Stove	Water:	Cistern
Floors:	Linoleum, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame	Utilities:	-
Foundation:	ICF Block, Poured Concrete		
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Vinyl Windows		
Inclusions:	N/A		

Amazing opportunity here to own a 40- acre property along a pave road so no gravel roads to contend with! Located straight East of La Crete along the 88 connector, this property offers the peace and quiet of country living, with lots of space for the hobby farm of your dreams! A 2015 custom built home with an East facing veranda and a huge attached car garage is sure to impress. The home has a spacious entrance, with a woodburning stove just off toward the living room providing a great source of heat. The living/ kitchen dining room are all under a big open vaulted ceiling giving the home a spacious feel! Kitchen has lots of custom cabinets, new tile backsplash and will come with the appliances. Patio door off the dining room leads out onto the massive front deck, a great outdoor space to enjoy. Main floor has the master suite complete with a huge ensuite, and closet, as well as an additional bedroom. The basement has an additional 3 bedrooms, full bath, laundry room, and cold storage. In floor heat in the basement as well as the garage, and there is central a/c in the home. The car garage is a huge space with over 1000 sq/ft and has its own 1/2 bath in it. The yard is nicely landscaped, with a very well producing garden plot that has a variety of fruit trees as well as a fair amount of natural bush around the yard, and lots of additional planted trees. There is also a huge dugout for a water source, and a fair sized fenced area approx. 7 acres, and approx. 18 acres pasture in alfalfa. Great established yard, lots of privacy, come have a look today to see if its the right fit for you!