



**104548 RGE RD 161**  
**Rural Mackenzie County, Alberta**

**MLS # A2167482**



**\$730,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	39.90 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	36-104-16-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This stunning 40-acre private acreage offers breathtaking views of the creek valley at the back of the property, tremendous privacy and is located just 15 minutes southwest of La Crete in the sought-after BHP school district. The beautiful custom-built home, completed in 2015, features 5 bedrooms and 3 baths. The main area boasts vaulted ceilings and an open-concept kitchen and living space, with ample built-in storage in the kitchen. High-end appliances, hardwood floors, granite countertops, and a large island create the perfect setup for any cooking enthusiast. The spacious master suite includes an ensuite bathroom and walk-in closet, along with a patio door that opens onto the back deck, where you can enjoy stunning valley views. The fully finished basement adds even more room for family living, with a large rumpus room, three additional bedrooms, and a full bath. Additional features include temperature-controlled cold storage, central A/C, central vacuum, and in-floor heating, ensuring year-round comfort. Offering great privacy and an unbeatable location, this property is a must-see&mdash;don't miss your chance to make it yours!