



**GRASSROOTS**  
REALTY GROUP

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**19125 Township Road 1104**  
**Rural Mackenzie County, Alberta**

**MLS # A2186021**



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	12.03 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Open Lot, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Pantry		

**Inclusions:** N/A

**VENDOR MOTIVATED!!!! THE ABSOLUTE DREAM PROPERTY CAN BE YOURS !!** The endless fresh air and privacy, the peaceful elements relay a life lived with balance in nature, you are bound to find and so much more all on this amazing 12 Acre property, only minutes from High Level. Before entering this warm and inviting modern farmhouse home, spend a quiet moment savoring the beauty and tranquility of the peaceful setting and the soft whispers of the winds in the trees. The home offers over 2800 sq ft of living space, featuring 5 bedrooms and 3 bathrooms. From the moment you walk in you will enjoy the open concept of this home with soaring vaulted ceilings, the oversized Sitting Room featuring a wall of windows to enjoy the morning sunrises, a very handsome fireplace with a beautiful wood mantel and shiplap, leading to the DREAM spacious kitchen with tons of cabinetry, complete with a Stunning custom wood island, tiled backsplash, top of the line appliances with a gas range, a great corner pantry and the perfectly placed sink overlooking the backyard that's home to garden space galore and mature fruit trees. Off the kitchen you will find the Primary featuring a walk-in closet with STUNNING barn door and ensuite boasting a beautiful tiled walk-in shower. On the other side of the wing you will find 2 more bedrooms and the main bathroom. Leading down the stairs to the inviting lower level is where you'll find another 2 bedrooms, full bath with double sinks and a very spacious Entertainment Room or Drop down the big screen and enjoy hours of bonding, entertaining and games nights with the most amazing storage area, a Cold Room and finished Laundry Room. The good life is certain!! Add to this many outbuildings including a older shop with radiant overhead heat, including fencing for all your animals, you are sure to make all your

outdoor dreams come true. Enjoy the beautiful northern evenings around the fire with family and friends laughing and making memories that will last a lifetime. Located just north-east of town! This warm and elegant home awaits your admiration, the ONLY question is: will you be the lucky one ? really are just WAAAY too many features to list ! It's a must see!!