



104138, 164 Range Road  
Rural Mackenzie County, Alberta

MLS # A2190830



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	9.69 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Front Yard		

**Heating:** Central

**Water:** Cistern

**Floors:** Linoleum

**Sewer:** Pump

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full, Partially Finished, Walk-Out To Grade

**LLD:** 8-104-16-W5

**Exterior:** Vinyl Siding

**Zoning:** A1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** N/A

Beautiful 10 acre acreage for sale next to steep hill creek, don't miss out on your opportunity to move out of town! This 1,536 sq ft home boasts 5 bedrooms, 2 bathrooms and a very large 32 foot wide by 40 foot long garage. Highlighting a few features in the home, Upstairs you have a spacious kitchen, large living room and a wrap around deck, downstairs you have a large cold storage, Wood stove, plenty of space to make it your own, and a walkout basement. There is so much potential here, start your own hobby farm or enjoy days by the creek. Come check it out today!