



16416 Highway 697  
Rural Mackenzie County, Alberta

MLS # A2195265



**\$405,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad  |               |                   |
| <b>Lot Size:</b> | 5.51 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Brush, Front Yard, Private, Secluded, Treed |               |                   |

|                    |                            |                   |              |
|--------------------|----------------------------|-------------------|--------------|
| <b>Heating:</b>    | Central                    | <b>Water:</b>     | Cistern      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                       | <b>LLD:</b>       | 17-104-16-W5 |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | A1           |
| <b>Foundation:</b> | Piling(s)                  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Laminate Counters          |                   |              |

**Inclusions:** N/A

ACREAGE FOR SALE!! Come check out this stunning acreage, complete with a three-bedroom, two-bathroom mobile home and a 40x80 pole building with a garage door. Inside you will find a master bedroom with a large ensuite, spacious kitchen and living room, and a separate room for laundry. The dining room has a beautiful view of the buffalo head hills. Outside there is a shed wired with electricity and the yard is mostly surrounded by trees, giving you great privacy. The pole building has lots of potential with plenty of space to store farm machinery or whatever your needs may be.