



18143 Township Road 1104
Rural Mackenzie County, Alberta

MLS # A2204010



\$419,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,860 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	12.36 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Garden, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	Cistern, Dugout
Floors:	Hardwood, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-110-18-W5
Exterior:	Stone, Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

The Sub-division is almost complete . Imagine a moment where there's stillness and reflection for the new day ahead, the dew droplets fade away in the morning sunrise as you watch the doe and fawn meander along the forest edge , this is where you will find the meticulously cared for 4 bedroom and 2 1/2 bath home just under 1900 sq.ft., giving you the sense of serenity and a life with simple pleasures. The aroma of the freshly baked bread resting on the island and home grown produce lingers as you prepare meals in the bright upgraded Kitchen with Redwood birch , flowing into the generous size Dining Room with windows framing the scenic views .The Sitting Room offers plenty of wall space to showcase all of your memorable adventures ,a handsome custom corner brick fireplace creating a warm cozy feeling on the cooler evenings and a large picture window overlooking the front yard , the Primary Suite will be a place of relaxation in the large soaker tub after a full day of fun in the sun, there are 3 more bedrooms as well as the main bath on the opposite end of the home. A wonderful outdoor area is sure to be the scene of quiet reflective mornings, peaceful afternoon naps and savoring memorable moments with the ones you love while enjoying endless-starry Northern night skies, around a campfire sharing stories while roasting marshmallows and a cup of coco. You will love to grow your own vegetables in your own gardens or start attending the local Farmers Market. Raise your own animals, there is plenty of space to add more outbuildings and pastures, did I forget to mention the OVERSIZED heated detached garage, new shingles,siding and flooring ? The ambiance of this "Simpler Time Lifestyle" is here...