



**106412 HWY 697**  
**Rural Mackenzie County, Alberta**

**MLS # A2206056**



**\$615,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	11.69 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	27-106-14-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), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

An amazing 11.7-acre acreage in a prime location, just 10 minutes from La Crete and conveniently situated right off the pavement&mdash;no gravel roads to deal with! This property offers a spacious home with a two-car garage, perfect for comfortable country living. Step into the large entryway, complete with a cozy woodstove and a convenient half bath. Head upstairs to the main floor, where you'll find a bright and open kitchen and dining area, along with a stunning feature living room boasting huge south-facing windows and vaulted ceilings that flood the space with natural light. The main floor also includes a master bedroom with an ensuite, an additional full bath, a laundry room, and a back deck overlooking the private, tree-lined backyard. The partially finished basement offers extra space with bedrooms, a large play area, and a bathroom. Outside, the beautifully landscaped yard features a concrete parking pad for an RV, a large gravel parking area, and multiple outbuildings, including an outdoor kitchen building, a workshop, and wood sheds. With a perfect tree border for privacy and a dugout on the property, this acreage is the perfect place to set up your hobby farm. A rare find&mdash;don't miss out, book your viewing today!