



**GRASSROOTS**  
REALTY GROUP

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**18577 TWP RD 1104**  
**Rural Mackenzie County, Alberta**

**MLS # A2209699**



**\$289,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	9.09 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Other
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

PRICE HAS BEEN REDUCED on this "Country Living" at it's "BEST" Property.... Nestled in the tree's is where you will find this beautiful 9.09 acres of land with a 4 bedroom, 2 bathroom home. The large living room is great for entertaining and allows to socialize while dinner is being prepared in the adjacent kitchen. Here is where you will find it shared with the dining area. Just off from the table area is a built in china cabinet or coffee bar, which ever is your desire. With its 4 large bedrooms and 2 full bathrooms you could almost loose each other. There is a combination of laminate and linoleum flooring throughout this home. The main entry allows you to enter into the home or go into and the very large Family Room, which is home to the natural wood burning stove. With in a short distance from High Level. Property is being Sold "AS IS & WHERE IS".