



**GRASSROOTS**  
REALTY GROUP

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105278 Range Road 161  
Rural Mackenzie County, Alberta

MLS # A2211542



**\$615,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Many Trees, Private		
Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	14-105-16-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-

**Features:** Central Vacuum, Laminate Counters, Open Floorplan, Pantry, See Remarks

**Inclusions:** 2 sheds, garden shed, chicken coop, swing set, 1979 14x72 mobile home with addition, smoke house.

Set on a beautifully private 8.48 acres surrounded by towering spruce trees, this 20x76 mobile home is in great condition and offers 4 bedrooms, 2 bathrooms and comfortable living with a spacious deck perfect for entertaining or relaxing outdoors. The property features a massive 32x48 shop complete with a mezzanine, ideal for storage, hobbies, or larger projects. Behind the property, a picturesque creek winds its way down to the Peace River, creating a peaceful natural backdrop. In addition to the main home, there's a 14x72 trailer on the property that offers excellent potential as a rental unit, providing a great opportunity for revenue. This is a rare find in an amazing location—private, scenic, and packed with possibility.