



106243 RGE RD 122
Rural Mackenzie County, Alberta

MLS # A2275683



\$445,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Lot, Parking Pad, RV Access/Parking		
Lot Size:	12.01 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	See Remarks, Sewer Connected, Water Connected
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Power system including solar panels, batteries, generator

!!REDUCED!! SELLER MOTIVATED! Welcome to this pristine 12-acre acreage located on a quiet dead-end road just 19 miles east of La Crete, offering excellent privacy with Crown land bordering the west side. The well-maintained 4-bedroom, 2-bath 20 wide home features a welcoming entrance and an open-concept kitchen, living, and dining area under vaulted ceilings. The kitchen offers ample cabinetry, and the bright, crisp interior reflects pride of ownership throughout. The primary bedroom includes a walk-in closet and ensuite, while three additional bedrooms are located at the front end of the home. A separate laundry room adds convenience, and home will come with all the appliances included! Outside, enjoy the "x 40" covered deck overlooking the established yard, garden space, mature perimeter trees, and a large fenced dugout. The property also includes a large heated shed and a "x 20" hip-roof shed, providing excellent storage and workspace. With plenty of room for a hobby farm or to enjoy the acreage lifestyle, this private and peaceful property is one you won't want to miss. Come take a look today!