



GRASSROOTS

REALTY GROUP

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**18142 Township Road 1102
Rural Mackenzie County, Alberta**

MLS # A2284983



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,488 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	11.59 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Pasture, Private		

Heating:	Forced Air, Pellet Stove	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	14-110-18-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan		

Inclusions: pump in house , cabin, 2 -seacans

HUGE PRICE ADJUSTMENTS !!! Dreaming of acreage living without sacrificing comfort, convenience, or opportunity? Welcome to this beautifully maintained 11.59-acre property just minutes from High Level, offering the perfect blend of country lifestyle, family living, and home-based business potential. The spacious 3-bedroom, 2-bathroom home has been thoughtfully updated with fresh paint, modern flooring, new fixtures, and updated bathrooms, creating a warm and inviting space that's truly move-in ready. Whether you're raising a family, working from home, or simply looking for room to breathe, this property offers endless possibilities. Outside, the opportunities continue. The impressive 38' x 40' heated shop provides ample space for hobbies, storage, or income-generating ventures. Entrepreneurs will appreciate the potential to operate a mechanic's workshop, while animal lovers may envision a dog boarding or grooming business. Horse enthusiasts will fall in love with the established equestrian amenities, including a barn with tack room, cross-fenced pastures, and a 200' x 120' outdoor riding arena. The setup is ideal for personal enjoyment or could offer the opportunity for horse boarding or riding instruction. Need even more flexibility? The charming 16' x 12' finished cabin with pellet stove creates additional space for guests, a private retreat, a hobby room, or a quiet home office. With over 11 acres of usable land, this property provides the privacy and freedom of country living while remaining close to the amenities of High Level. Whether you're seeking a hobby farm, a place to raise your family, space to operate a business, or simply a peaceful northern Alberta lifestyle, this acreage delivers exceptional value. Opportunities like this are rare. Schedule your private viewing

today and discover the lifestyle you've been searching for.