



**110134 Range Road 175**  
**Rural Mackenzie County, Alberta**

**MLS # A2292445**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Other, Pump
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-110-17-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer

This 10-acre parcel is conveniently located on RR 175 just off Highway 58, offering a great combination of space, privacy, and accessibility. The property features a fully finished home and a cold storage/shop, providing excellent functionality for acreage living. The home has been well maintained over the years and offers a turn-key opportunity for buyers seeking quick possession. The main floor includes three bedrooms and one full bathroom, while the fully developed basement provides additional living space with one bedroom, one bathroom, and a comfortable family area. Whether you're looking for room to spread out, space for equipment, or a peaceful country lifestyle, this property offers a great and affordable acreage option. Come take a look today and see the potential this property has to offer.