



14371 TWP RD 1072
Rural Mackenzie County, Alberta

MLS # A2292513



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	22.41 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighb		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	ICF Block, Preserved Wood	Utilities:	Electricity Connected, Natural Gas, Phone Connected
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions: coffee hutch, end tables

Escape to the peace and privacy of country living with this beautiful 22.41 acre property in Blumenort, surrounded by mature natural bush for excellent seclusion. The property features a comfortable home with a detached heated garage, welcoming you through a spacious main entrance into a warm and inviting interior. The main floor offers an open kitchen and dining area with a corner pantry and plenty of natural light streaming in from the patio door, which leads out to the covered front deck, while the a back deck is off the rear —perfect for enjoying the quiet surroundings. A cozy living room sits off the front corner, while the main floor also includes a large primary bedroom next to a spacious full bathroom, an additional bedroom, plus a separate half bath and convenient laundry room. Downstairs, the basement provides three more bedrooms, a full bathroom, and a cozy wood stove, along with a dedicated wood room and cold storage area. Outside, the yard is well set up with several storage sheds and shelters, a 24' x 32' heated garage, plenty of parking space, a dugout, garden plot, fenced pasture, and endless room to enjoy country life. With excellent privacy and the possibility of subdividing another acreage in the future, this property offers both lifestyle and investment potential. Properties like this don’t come along often—come take a look!