



107401 Highway 697 Highway
Rural Mackenzie County, Alberta

MLS # A2302061



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,040 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	2.85 Acres		
Lot Feat:	Cleared, Corner Lot, Few Trees, Front Yard, Lawn, Many Trees, Open Lot		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Other
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	25-107-14-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: see remarks

Welcome to this beautiful 2.85-acre acreage ideally located right off Highway 697, offering the perfect blend of convenience and country living. Surrounded by mature trees, this property provides a private and peaceful setting with plenty of space to enjoy the outdoors. The 1,445 sq ft home features 2 bedrooms and 1 bathroom, offering a comfortable and functional layout filled with natural light and cozy charm. A standout feature of this property is the impressive 40 ft x 80 ft shop, complete with a loft—ideal for storage, a workspace, or future development. Whether you're looking for room for hobbies, a home-based business, or extra storage, this shop delivers exceptional versatility. This property is perfect for those seeking space, privacy, and easy access to main routes while still enjoying the tranquility of rural living.