



107139 Range Road 150  
Rural Mackenzie County, Alberta

MLS # A2302523



**\$475,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,232 sq.ft.                     | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Parkade  |               |                   |
| <b>Lot Size:</b> | 10.01 Acres                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Private               |               |                   |

|                    |                                   |                   |             |
|--------------------|-----------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Central                           | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Vinyl                             | <b>Sewer:</b>     | Pump        |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Partial                           | <b>LLD:</b>       | 7-107-14-W5 |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Wood                              | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Laminate Counters, Open Floorplan |                   |             |

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

Acreage Living at Its Best &ndash; 10 Acres with qounset, Garage & Updates! Welcome to 107139 RGE RD 150&mdash;a peaceful and private 10-acre retreat that&rsquo;s perfect for hobby farmers, growing families, or anyone craving country life with room to grow. This 3-bedroom, 1-bathroom home was thoughtfully renovated in 2019, featuring a bright, modernized kitchen with natural wood cabinetry, updated flooring, and functional living space. Outside, the property shines with a 32x25 detached garage, a spacious 50x30 quonset/shop, and fenced pasture&mdash;ready for animals or projects. A serene dugout pond, mature shelterbelt, and tree-lined driveway add privacy and charm to the landscape. You&rsquo;ll also find ample room for gardening or expanding your vision. Whether you&rsquo;re working the land or just enjoying the space, this property offers the freedom and flexibility you&rsquo;ve been looking for.