



**GRASSROOTS**

REALTY GROUP

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109567 Range Road 130  
Rural Mackenzie County, Alberta

MLS # A2304433



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	155.86 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Water:** Cistern

**Floors:** Laminate, Other

**Sewer:** Pump

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 31-109-12-W5

**Exterior:** See Remarks

**Zoning:** A1

**Foundation:** Piling(s)

**Utilities:** -

**Features:** See Remarks

**Inclusions:** na

This quarter includes many great features including a well maintained home. The home has 3 bedrooms, plus an office/bedroom, 2 full bathrooms, a large open living/kitchen/dining area and overall offers an efficient functional floor plan. The 40X60 finished shop is a great spot to maintain heavy equipment or run a small office/business out of. This property is setup to run a farming operation out of and could easily compliment an already existing operation or be the perfect starter quarter. The fencing, ag potential & sub-division potential are also items you could consider. Services include a cistern, natural gas, power and a pump-out sewer. Contact your favorite agent to view today