



16301 Highway 58 Highway  
Rural Mackenzie County, Alberta

MLS # A2305625



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	15.81 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Recreation Facilities, Sauna		

**Inclusions:** see remarks

This 15.8-acre property offers space, privacy, and great functionality. The home features 4 bedrooms and 3 bathrooms with a comfortable layout suited for families or anyone needing extra room. Inside, you'll find welcoming living spaces perfect for everyday living and entertaining. The main level has a spacious kitchen, living and dining area. Down a short hallway you will find 3 bedrooms and a full bathroom. The master bedroom does have a half bath en-suite. The home also has an addition/porch area and a newly acquired hot tub. Outside, the property is ideal for enjoying nature, hobby farming, or a quiet country lifestyle. It includes a double detached garage, a large shop/quonset for projects or storage, plus a chicken coop, shed, and greenhouse—perfect for gardening or sustainable living. With plenty of land and well-equipped outbuildings, this property is a great opportunity to enjoy country living with everything already in place.