



107216 Rge RD 130
Rural Mackenzie County, Alberta

MLS # A2306268



\$335,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,600 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	See Remarks		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Other
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	13-107-13-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: see remarks

Welcome to this spacious and versatile 5-bedroom, 2-bathroom modular home offering approximately 1,600 sq. ft. of comfortable living space, situated on 10 acres. This property provides the ideal balance of rural tranquility and functional living, making it an excellent opportunity for families, hobby farmers, or anyone seeking extra space and privacy. Inside, the home features a bright and inviting layout with generous room sizes throughout. The kitchen offers ample cabinetry and workspace, flowing seamlessly into the dining and living areas—perfect for both everyday living and entertaining. Large windows allow for plenty of natural light, creating a warm and welcoming atmosphere across the entire home. With five bedrooms, there is no shortage of space for family, guests, or even a home office setup, while the two full bathrooms add convenience and practicality. Step outside and take in the full potential of this expansive 10-acre property. The land is thoughtfully set up with horse fencing, making it ideal for equestrian use or those looking to embrace a country lifestyle. Whether you’re planning to keep horses, start a hobby farm, or simply enjoy the wide-open space, this property offers endless possibilities. There’s plenty of room for additional outbuildings, a shop, or future development to suit your needs. Surrounded by peaceful scenery and offering plenty of privacy, this property allows you to enjoy the beauty of nature while still having a comfortable home base. Whether you’re looking to escape the city, expand your lifestyle, or invest in acreage living, this property is a rare opportunity with incredible potential.