



15137 TWP 1052  
Rural Mackenzie County, Alberta

MLS # A2308023



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,170 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Farm, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behi		

<b>Heating:</b>	Coal, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RC
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, wood stove, blinds, curtain rods,

This 10 acre parcel is located half a mile off the pavement less than 10 minutes from La Crete. The home has been nicely maintained and has an efficient well thought out floor plan. The addition offers a large space with an office/bedroom and has a full basement that could be used as an additional bedroom or rumpus room. Overall the home has 5 bedrooms (could potentially have 6), 2 bathrooms, a cold room, a newer roof, maintenance free deck and has been well maintained. Outside you will find an area that is fenced and cross fenced for animals, lots of parking, a few sheds and overall is a nice private lot and location. Another nice bonus is there is only half a mile of gravel.