



**Blumenort Road
Rural Mackenzie County, Alberta**

MLS # A2308374



\$545,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2
Garage:	Parkade		
Lot Size:	12.50 Acres		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air	Water:	Cistern
Floors:	Laminate, Other	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	20-107-12-W5
Exterior:	See Remarks	Zoning:	A
Foundation:	Block, Other, Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer , dryer

Take a look at this 12.5 acre parcel with a 2021 4 bedroom 22x76' Triple M modular home! This new acreage setup offers all new services including a brand new septic and cistern! This place shows like new and will leave you impressed! The home offers 4 bedrooms, 2 full bathrooms, a chefs kitchen, nice appliances, a nice deck, central A/C and much more. The open layout, easy to clean flooring, upgraded laundry room and just a few of the many features you will appreciate. Outside you will find a developed acreage with 2 sheds, lots of parking and ample space to develop into other potential acreage uses. This place shows like NEW!! Another benefit worth noting is that there is only a short stint of gravel to get to this property. Great property at a great price.