



**108245 Range Road 124A**  
**Rural Mackenzie County, Alberta**

**MLS # A2313910**



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	19.42 Acres		
<b>Lot Feat:</b>	Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , ICFs (Insulated Concrete Forms), Other	<b>Zoning:</b>	A
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	See Remarks		

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

This property is such a unique opportunity and we are excited to share it with you. The home offers a very spacious comfortable living, kitchen and dining area! Above the kitchen is a nice loft/bedroom that adds a great amount of square footage and adds usability. There are also 2 good sized bedrooms and a large bathroom. Overall the home is finished nicely and is a very comfortable well take care of property. There is also a 12x25' 3 season room that is insulated with spray foam and has the potential to be finished into a part of the home. The home was carefully built with a ICF footing/foundation. And the walls are spray foamed and the overall build was carefully done. The detached 32x60' shop is a great touch and once again is meticulously built and cared for. Finished on every side with tin, insulated with spray foam, is heated, has a drain, has 2 potential exchange/vent fans and offer a great space for a variety of work. The home also has an additional are where you could add a second property that has its own sewer, cistern and power. A great opportunity to live with family or get rental income. The home has its own 3000 gallon cistern, pump out sewer, power and natural gas. This property is 19+ partially treed acres and is located a couple of minutes from Fort Vermilion. Come take a look to appreciate this home, shop and land.