



GRASSROOTS
REALTY GROUP

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223 Sunset Drive
Rural Mackenzie County, Alberta

MLS # A2321333



\$465,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,730 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.03 Acres		
Lot Feat:	Brush, Cleared, Few Trees, Garden, Lawn, Level, Private		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Other, Septic Field
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-105-15-W5
Exterior:	Wood Frame	Zoning:	RC1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: see remarks

Discover the space and potential this 3.03-acre acreage has to offer. This spacious 1,730 sq. ft. mobile home features 5 bedrooms, 2 full bathrooms, and a dedicated office, providing plenty of room for a growing family or those working from home. The home also includes a full, unfinished basement with an additional bathroom already roughed in and awaiting completion, offering excellent potential for future development and added living space. Outside, you'll find a tarp shelter, a large storage shed, and a dugout, making this property well-suited for storage, hobbies, animals, or rural living. With over 3 acres of land to enjoy, there's plenty of room for recreation, gardening, and creating the country lifestyle you've been looking for. An affordable acreage opportunity with space, functionality, and room to make it your own.