



GRASSROOTS

REALTY GROUP

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14225 Township Road 1051A
Rural Mackenzie County, Alberta

MLS # A2322703



\$495,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,220 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Garden, Lawn, Private		

Heating:	Central	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	10-105-14-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s)		

Inclusions: see remarks

Welcome to this spacious 2,220 sq. ft. modular home situated on 10 private acres. Featuring 4 bedrooms, 2 bathrooms, and the potential for an additional bedroom, this home offers plenty of space for a growing family. The property is partially cleared while retaining a large amount of mature trees and thick brush, providing privacy and a peaceful country setting. Outside, you'll find a detached double garage built a year ago, chicken shed, large garden, and plenty of room to enjoy rural living. Whether you're looking for a hobby farm, space for outdoor activities, or simply a quiet retreat, this property offers the perfect blend of comfort, privacy, and country charm.