



106065 Highway 697  
Rural Mackenzie County, Alberta

MLS # A2327262



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.82 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Central, High Efficiency	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	1-106-15-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** shed

Escape to the perfect blend of privacy and convenience with this stunning 10-acre cabin-style acreage, located just 3 minutes from town yet tucked away in a peaceful, treed setting. This beautifully maintained 4-bedroom, 3-bath home offers warm rustic charm with spacious living areas, a functional kitchen, basement fully finished, Surrounded by mature trees, the property provides complete privacy while still being close to all amenities. Outside you'll find endless possibilities with a charming cabin, a barn featuring a nearby water source, expansive yard space, and ample room for hobby farming, recreation, or future development. Whether you're looking for a quiet country retreat, a family acreage, or a property with incredible potential, this one-of-a-kind home offers the best of both worlds—serene rural living just minutes from town.