



GRASSROOTS
REALTY GROUP

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104203 Range Road 170
Rural Mackenzie County, Alberta

MLS # A2331297



\$530,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,728 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Mound Septic, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	18-104-16-W5
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Move-in ready acreage with room to grow! This beautiful 10-acre property offers the perfect blend of country living and convenience, located just off the highway with minimal gravel roads to travel. The 4-bedroom, 2-bathroom home is complemented by a large 32x48 shop, making it ideal for hobbyists, mechanics, or extra storage. The property is set up for animals with existing fencing and features a stunning steep hill and creek area, creating a scenic backdrop and a truly unique setting. Whether you're looking for a hobby farm, a family acreage, or a peaceful rural retreat, this property offers endless potential in a beautiful location.