



GRASSROOTS
REALTY GROUP

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110134 Range Road 175
Rural Mackenzie County, Alberta

MLS # A2338397



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,740 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Front Yard, Lawn, Private, Treed, Wooded		

Heating:	Forced Air	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Other, Pump
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

This 10-acre parcel is conveniently located on RR 175 just off Highway 58, offering a great combination of space, privacy, and accessibility. The property features a fully finished home and a cold storage/shop, providing excellent functionality for acreage living. The home has been well maintained over the years and offers a turn-key opportunity for buyers seeking quick possession. The main floor includes three bedrooms and one full bathroom, while the fully developed basement provides additional living space with one bedroom, one bathroom, and a comfortable family area. Whether you're looking for room to spread out, space for equipment, or a peaceful country lifestyle, this property offers a great and affordable acreage option. Come take a look today and see the potential this property has to offer.