



13202 TWP RD 1070 , Rural Mackenzie County, Alberta - \$590,000



Main Photo

Property Description

Welcome to this stunning 16-acre acreage, that offers the perfect blend of privacy, space, and country living! The property features a 40' x 72' cold storage shop with 16' walls and concrete floor, multiple storage sheds, a large garden plot, established lawn, and great tree lines for shelter. A massive dugout provides a reliable secondary water source for the yard and animals. This one-owner home offers 5 bedrooms, 1.5 bathrooms, and an attached 2-car garage. Step into the dropped entrance that makes for easy in-and-out, leading into a spacious open-concept kitchen, living, and dining area. The updated kitchen includes ample cabinets and a corner pantry, while the bright living room boasts a bay window. A patio door opens to the south-facing deck, perfect for soaking up the sun. Upstairs you'll find 3 bedrooms and a

full bath, while the basement offers 2 more bedrooms, a play area, laundry room, cold storage, and a half bath. This is the ideal yard to start your hobby farm or enjoy peaceful country living, with only 5 miles of gravel to travel. Appraised at 592, priced at \$590, immediate possession available! Don't miss out on this fantastic opportunity—come check it out today!

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