

105278 Range Road 161
Rural Mackenzie County, Alberta

MLS # A2211542



\$625,000

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	14-105-16-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan, Pantry, See Remarks		

Inclusions: 2 sheds, garden shed, chicken coop, swing set, 1979 14x72 mobile home with addition, smoke house.

Set on a beautifully private 11 acres surrounded by towering spruce trees, this 20x76 mobile home is in great condition and offers 4 bedrooms, 2 bathrooms and comfortable living with a spacious deck perfect for entertaining or relaxing outdoors. The property features a massive 32x48 shop complete with a mezzanine, ideal for storage, hobbies, or larger projects. Behind the property, a picturesque creek winds its way down to the Peace River, creating a peaceful natural backdrop. In addition to the main home, there’s a 14x72 trailer on the property that offers excellent potential as a rental unit, providing a great opportunity for revenue. This is a rare find in an amazing location—private, scenic, and packed with possibility.