

# \$499,000 - 110377 Range Road 173, Rural Mackenzie County

---

MLS® #A1226974

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 9.98 Acres

NONE, Rural Mackenzie County, Alberta

A one-of-a-kind property !! Have you been dreaming of living a peaceful lifestyle surrounded by forestland and abundant fresh Alberta air? A delightful place to grow your own fresh vegetables and raise grass-fed animals? A location that offers a relaxed pace of life far from the turmoil of the city life? Resting at the end of a quiet no-thru road 13 miles east, 2 miles north from the town of High Level, Alberta on 10 Acres, densely positioned skyscrapers are replaced by towering majestic trees alive with the cheerful sound of birdsong! Tucked away from the world you will find a cozy 1000 sq foot home with 1 bedroom that could easily be turned back into 2 bedrooms, and 1 bath that has received many great upgrades, including the sunroom to enjoy the long Northern summers . Along with this escape you will find a HUGE 3 bay 106x60 shop with in-floor heat, kitchen area, laundry hook-ups, bath, and so so much more !! Whether it's starting your own business or if you have been dreaming of having the ultimate shop for your own enjoyment to tinker on your projects, this property is made for whatever you wish ! Completing this shop you will find a staircase leading upstairs to a private 2 bedroom apartment thatâ€™s perfect for overnight visitor, or maybe it is time for the kids or your parents to move closer to you and all live as a family unit together creating a hobby farm ? The possibilities are endless.



Once you have experienced the country living, fresh air, and complete silence you may just never want to leave â€¦. Schedule your viewing today!

Built in 2012

### Essential Information

MLS® #	A1226974
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	9.98
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	110377 Range Road 173
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1Z0

### Amenities

Parking Spaces	12
Parking	Off Street

### Interior

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Range, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Combination, Wood

## Additional Information

Date Listed	June 7th, 2022
Days on Market	1058
Zoning	R

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.