

# \$159,900 - 704080 Range Road 171, Breynat

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MLS® #A2227439

**\$159,900**

2 Bedroom, 1.00 Bathroom, 1,082 sqft

Residential on 3.71 Acres

Breynat, Breynat, Alberta

A Work in Progress with Endless Potential on 3.71 Acres!!! Discover this fantastic opportunity to own a 2-bedroom, 1-bathroom mobile home currently undergoing thoughtful renovations in the peaceful community of Breynat, Alberta. Much of the hard work is already done, including new siding installed, a brand-new porch, and fresh flooring and drywall throughout the living room, hallway, and one bedroom. The current owner, residing on-site, is actively completing upgrades to the kitchen, bathroom, and rear bedroom, offering you the unique flexibility to purchase it "as is" or with the finishing touches complete. This property is securely set on blocks and anchored, with the shingles replaced just five years ago. Enjoy reliable water from a bored well and a 2500-gallon holding tank for sewer. Beyond the home, the sprawling 3.71 acres truly shine! It features a substantial 28x24 garage with power and cozy wood heat, an additional 18x24 carport, and a variety of valuable outbuildings including a metal granary, livestock shelter, sheds, and workshops. Imagine the possibilities here – whether you're looking for a comfortable place to live, an ideal spot to build your dream home, a serene camping retreat, or a functional workspace for your hobbies. This versatile property offers incredible value and is ready for its next chapter.

Built in 1978



## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2227439                                        |
| Price          | \$159,900                                       |
| Bedrooms       | 2                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,082                                           |
| Acres          | 3.71                                            |
| Year Built     | 1978                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 704080 Range Road 171 |
| Subdivision | Breynat               |
| City        | Breynat               |
| County      | Athabasca County      |
| Province    | Alberta               |
| Postal Code | T0A 3M0               |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | See Remarks                               |
| Appliances        | Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air                                |
| Cooling           | None                                      |
| Basement          | None                                      |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | No Neighbours Behind, Private, See Remarks, Corner Lot, Corners Marked, Few Trees, Lawn, Pasture |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Vinyl Siding                                                                                     |

Foundation                      See Remarks, Block

**Additional Information**

Date Listed                      June 3rd, 2025

Days on Market                156

Zoning                            Agricultural

**Listing Details**

Listing Office                   COLDWELL BANKER UNITED



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