

# \$380,000 - 107434 Rge Rd 133, Rural Mackenzie County

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MLS® #A2218677

**\$380,000**

2 Bedroom, 1.00 Bathroom, 1,212 sqft

Residential on 10.00 Acres

NONE, Rural Mackenzie County, Alberta

Discover the charm of this beautifully established 10-acre acreage in the peaceful community of Blumenort. Just 4 over miles East of Hillcrest Community School and the general store, this private property features a well-maintained mobile home with a spacious addition, set on a basement that includes a large storage room as well as a cold storage area (1500 total sq/ft including basement) Step inside to find a roomy entrance with tons of built in storage, leading into an open-concept kitchen and dining area. Updated cabinets with newer appliances, full pantry and extra cabinet s make the kitchen very functional. Comfortable living room features lots of windows with natural light flowing in. The home boasts 2 bedrooms and a full bath, with crisp, clean finishes and plenty of built-in storage options throughout. Outside, a massive gravel parking pad provides power for vehicles and a yard light for added convenience. The yard is landscaped, grass is seeded, and boundary tilled ready for the trees of your choice. This property is full of potentialâ€”come see it for yourself!



Built in 1980

## Essential Information

MLS® #                      A2218677

Price                        \$380,000

|                |              |
|----------------|--------------|
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 1,212        |
| Acres          | 10.00        |
| Year Built     | 1980         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 107434 Rge Rd 133      |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H2H0                 |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas at Lot Line, Propane |
| Parking Spaces | 15  |
| Parking        | Parking Pad   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Refrigerator  |
| Heating           | Forced Air, Propane   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Partial   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard, Rain Gutters, RV Hookup |
| Lot Description   | Back Yard, Garden, No Neighbours Behind       |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Pillar/Post/Pier                              |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 48            |
| Zoning         | A             |

**Listing Details**

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

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