

# \$580,000 - 13202 Twp Rd 1070, Rural Mackenzie County

MLS® #A2250460

**\$580,000**

5 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 16.00 Acres

NONE, Rural Mackenzie County, Alberta

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!

Built in 1985

## Essential Information

MLS® #

A2250460



|                |             |
|----------------|-------------|
| Price          | \$580,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,280       |
| Acres          | 16.00       |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13202 Twp Rd 1070      |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H2H0                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 20                                  |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                       |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard, Rain Gutters, Storage                                                                  |
| Lot Description   | Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours Behind, Pasture, Yard |

|              |                          |
|--------------|--------------------------|
|              | Drainage, Corners Marked |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 63                  |
| Zoning         | A                   |

### **Listing Details**

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

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