

# \$625,000 - 105278 Range Road 161, Rural Mackenzie County

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MLS® #A2211542

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 8.48 Acres

NONE, Rural Mackenzie County, Alberta

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.

Built in 2010

## Essential Information

MLS® #	A2211542
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	8.48
Year Built	2010



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	105278 Range Road 161
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H 2H0

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Central Vacuum, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	April 13th, 2025
Days on Market	7
Zoning	CR

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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