

# \$730,000 - 104548 Rge Rd 161, Rural Mackenzie County

MLS® #A2167482

## \$730,000

5 Bedroom, 3.00 Bathroom, 1,604 sqft  
Residential on 39.90 Acres

NONE, Rural Mackenzie County, Alberta

This stunning 40-acre private acreage offers breathtaking views of the creek valley at the back of the property, tremendous privacy and is located just 15 minutes southwest of La Crete in the sought-after BHP school district. The beautiful custom-built home, completed in 2015, features 5 bedrooms and 3 baths. The main area boasts vaulted ceilings and an open-concept kitchen and living space, with ample built-in storage in the kitchen. High-end appliances, hardwood floors, granite countertops, and a large island create the perfect setup for any cooking enthusiast. The spacious master suite includes an ensuite bathroom and walk-in closet, along with a patio door that opens onto the back deck, where you can enjoy stunning valley views. The fully finished basement adds even more room for family living, with a large rumpus room, three additional bedrooms, and a full bath. Additional features include temperature-controlled cold storage, central A/C, central vacuum, and in-floor heating, ensuring year-round comfort. Offering great privacy and an unbeatable location, this property is a must-see—don't miss your chance to make it yours!

Built in 2015

## Essential Information

MLS® #	A2167482
Price	\$730,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,604
Acres	39.90
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	104548 Rge Rd 161
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H2H0

### Amenities

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Front Yard, Lawn, Landscaped, Many Trees, No Neighbours Behind, Treed

Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	Poured Concrete, ICF Block

### **Additional Information**

Date Listed	September 28th, 2024
Days on Market	206
Zoning	A

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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