

# \$390,000 - 107434 Rge Rd 133, Rural Mackenzie County

MLS® #A2218677

**\$390,000**

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. Young trees will be planted along the perimeter, setting the stage for even more privacy in the years to come. This property is full of potentialâ€”come see it for yourself!

Built in 1980

## Essential Information

MLS® # A2218677

Price \$390,000



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	2
Zoning	A

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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