

# \$630,000 - 15050 Twp Rd 1054, Rural Mackenzie County

MLS® #A2226772

**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 10.01 Acres

NONE, Rural Mackenzie County, Alberta

Welcome to your dream hobby farm! This stunning 10-acre property offers the perfect location, just off the pavement 1/2 mile south of La Crete sawmills, and 1/4 mile East down TWP RD 1054. Set against the picture perfect backdrop of the Buffalo Head Hills, the tree-lined yard offers privacy, beauty, and lots of space to grow. Ideal for horses or cattle, the property is fully set up with fenced pasture, a complete roping arena set up, multiple holding pens, and a dugout with water plumbed to the garden, a cattle waterer, and into the detached garage. The beautifully updated home is a total of 1620 sq/ft, and has a great modern feel with fresh paint flooring and fixtures. Step inside to a spacious entrance and a massive toy room in the addition, and a thoughtful layout with 3 bedrooms and 2.5 bathrooms. The primary suite includes a private ensuite and generous closet space, while the kitchen and dining area open nicely into the living room which features a gas burning fireplace, and lots of lighting from the south facing windows. Two additional bedrooms and a full bath are located at the opposite end for the perfect family friendly layout. The 32' x 40' heated garage—complete with in-floor and overhead heat—offers plenty of room for vehicles, equipment, or workshop space. This established, move-in-ready acreage won't last long. Don't miss your chance to make it yours!

Built in 1998



## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2226772     |
| Price          | \$630,000    |
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Full Baths     | 2            |
| Half Baths     | 1            |
| Square Footage | 1,664        |
| Acres          | 10.01        |
| Year Built     | 1998         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 15050 Twp Rd 1054      |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H2H0                 |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 20                                                     |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                                                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                     |
| Basement          | None                                                                                                                                                    |

**Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage                |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Vinyl Siding, Wood Frame                                                       |
| Foundation        | Piling(s)                                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 11             |
| Zoning         | A              |

**Listing Details**

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

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