

# \$555,000 - 16011 Township Road 1061, Rural Mackenzie County

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MLS® #A2252443

**\$555,000**

4 Bedroom, 3.00 Bathroom, 1,447 sqft  
Residential on 3.43 Acres

NONE, Rural Mackenzie County, Alberta

## AFFORDABLE FAMILY ACREAGE CLOSE TO TOWN!!

This 3.5-acre property is the perfect blend of space, comfort, and convenience. With 1,447 sq. ft. of living space, 4 bedrooms, and 2.5 bathrooms, there's room for the whole family to spread out. The yard is set up for the acreage lifestyle—imagine kids running and playing, evenings spent in the garden, and weekends exploring the crown land right behind your property. A newer roof and upgraded septic field system mean the big updates are already taken care of, so you can focus on enjoying your new home. With town water, a double car garage, and just minutes from town amenities, this property gives you the country feel without giving up convenience. An affordable acreage that's ready to welcome your family!

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252443  |
| Price          | \$555,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,447     |



|            |                                  |
|------------|----------------------------------|
| Acres      | 3.43                             |
| Year Built | 1985                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bi-Level |
| Status     | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 16011 Township Road 1061 |
| Subdivision | NONE                     |
| City        | Rural Mackenzie County   |
| County      | Mackenzie County         |
| Province    | Alberta                  |
| Postal Code | T0H 2H0                  |

### **Amenities**

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

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, Open Floorplan    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard, Boiler                                |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters |
| Lot Description   | Back Yard                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco                                       |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 28th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 60 |
| Zoning         | CR |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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