

# \$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 | 8             |
| Zoning         | A             |

**Listing Details**

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

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