

\$580,000 - 13202 Twp Rd 1070, Rural Mackenzie County

MLS® #A2250460

\$580,000

5 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 16.00 Acres

NONE, Rural Mackenzie County, Alberta

Welcome to this stunning 16-acre acreage, that offers the perfect blend of privacy, space, and country living! The property features a 40' x 72' cold storage shop with 16' walls and concrete floor, multiple storage sheds, a large garden plot, established lawn, and great tree lines for shelter. A massive dugout provides a reliable secondary water source for the yard and animals. This one-owner home offers 5 bedrooms, 1.5 bathrooms, and an attached 2-car garage. Step into the dropped entrance that makes for easy in-and-out, leading into a spacious open-concept kitchen, living, and dining area. The updated kitchen includes ample cabinets and a corner pantry, while the bright living room boasts a bay window. A patio door opens to the south-facing deck, perfect for soaking up the sun. Upstairs you'll find 3 bedrooms and a full bath, while the basement offers 2 more bedrooms, a play area, laundry room, cold storage, and a half bath. This is the ideal yard to start your hobby farm or enjoy peaceful country living, with only 5 miles of gravel to travel. Appraised at 592, priced at \$590, immediate possession available! Don't miss out on this fantastic opportunity—come check it out today!

Built in 1985

Essential Information

MLS® #

A2250460



Price	\$580,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	16.00
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	13202 Twp Rd 1070
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H2H0

Amenities

Parking Spaces	20
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours Behind, Pasture, Yard

	Drainage, Corners Marked
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 4th, 2025
Days on Market	71
Zoning	A

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.