

# \$380,000 - 107434 Rge Rd 133, Rural Mackenzie County

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MLS® #A2218677

**\$380,000**

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. The yard is landscaped, grass is seeded, and boundary tilled ready for the trees of your choice. This property is full of potentialâ€”come see it for yourself!



Built in 1980

## Essential Information

MLS® #                      A2218677

Price                        \$380,000

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	49
Zoning	A

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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