

# \$159,900 - 704080 Range Road 171, Breynat

---

MLS® #A2227439

**\$159,900**

2 Bedroom, 1.00 Bathroom, 1,082 sqft

Residential on 3.71 Acres

Breynat, Breynat, Alberta

A Work in Progress with Endless Potential on 3.71 Acres!!! Discover this fantastic opportunity to own a 2-bedroom, 1-bathroom mobile home currently undergoing thoughtful renovations in the peaceful community of Breynat, Alberta. Much of the hard work is already done, including new siding installed, a brand-new porch, and fresh flooring and drywall throughout the living room, hallway, and one bedroom. The current owner, residing on-site, is actively completing upgrades to the kitchen, bathroom, and rear bedroom, offering you the unique flexibility to purchase it "as is" or with the finishing touches complete. This property is securely set on blocks and anchored, with the shingles replaced just five years ago. Enjoy reliable water from a bored well and a 2500-gallon holding tank for sewer. Beyond the home, the sprawling 3.71 acres truly shine! It features a substantial 28x24 garage with power and cozy wood heat, an additional 18x24 carport, and a variety of valuable outbuildings including a metal granary, livestock shelter, sheds, and workshops. Imagine the possibilities here – whether you're looking for a comfortable place to live, an ideal spot to build your dream home, a serene camping retreat, or a functional workspace for your hobbies. This versatile property offers incredible value and is ready for its next chapter.

Built in 1978



## Essential Information

MLS® #	A2227439
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,082
Acres	3.71
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

## Community Information

Address	704080 Range Road 171
Subdivision	Breynat
City	Breynat
County	Athabasca County
Province	Alberta
Postal Code	T0A 3M0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Few Trees, Lawn, Private, See Remarks, Corners Marked, No Neighbours Behind, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Block, See Remarks

**Additional Information**

Date Listed                      June 3rd, 2025

Days on Market                24

Zoning                            Agricultural

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.