

# \$625,000 - 105278 Range Road 161, Rural Mackenzie County

---

MLS® #A2211542

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 8.48 Acres

NONE, Rural Mackenzie County, Alberta

Set on a beautifully private 11 acres surrounded by towering spruce trees, this 20x76 mobile home is in great condition and offers 4 bedrooms, 2 bathrooms and comfortable living with a spacious deck perfect for entertaining or relaxing outdoors. The property features a massive 32x48 shop complete with a mezzanine, ideal for storage, hobbies, or larger projects. Behind the property, a picturesque creek winds its way down to the Peace River, creating a peaceful natural backdrop. In addition to the main home, there's a 14x72 trailer on the property that offers excellent potential as a rental unit, providing a great opportunity for revenue. This is a rare find in an amazing location—private, scenic, and packed with possibility.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211542  |
| Price          | \$625,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |
| Acres          | 8.48      |
| Year Built     | 2010      |



|          |                                      |
|----------|--------------------------------------|
| Type     | Residential                          |
| Sub-Type | Detached                             |
| Style    | Acreage with Residence, Modular Home |
| Status   | Active                               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105278 Range Road 161  |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H 2H0                |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Laminate Counters, Open Floorplan, Pantry, See Remarks |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                       |
| Heating           | Central                                                                |
| Cooling           | None                                                                   |
| Basement          | None                                                                   |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                     |
| Lot Description   | Back Yard, Front Yard, Garden, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding                                             |
| Foundation        | Wood                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 23               |
| Zoning         | CR               |

### Listing Details

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

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.