

# \$405,000 - 16416 Highway 697, Rural Mackenzie County

MLS® #A2195265

**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 5.51 Acres

NONE, Rural Mackenzie County, Alberta

ACREAGE FOR SALE!! Come check out this stunning acreage, complete with a three-bedroom, two-bathroom mobile home and a 40x80 pole building with a garage door. Inside you will find a master bedroom with a large ensuite, spacious kitchen and living room, and a separate room for laundry. The dining room has a beautiful view of the buffalo head hills. Outside there is a shed wired with electricity and the yard is mostly surrounded by trees, giving you great privacy. The pole building has lots of potential with plenty of space to store farm machinery or whatever your needs may be.

Built in 2006

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2195265  |
| Price          | \$405,000                                       |
| Bedrooms       | 3   |
| Bathrooms      | 2.00  |
| Full Baths     | 2   |
| Square Footage | 1,216   |
| Acres          | 5.51  |
| Year Built     | 2006  |
| Type           | Residential                                     |
| Sub-Type       | Detached  |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active  |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 16416 Highway 697      |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H 2H0                |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters                                 |
| Appliances        | Dishwasher, Stove(s), Dryer, Refrigerator, Washer |
| Heating           | Central   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Front Yard, Brush, Private, Secluded, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Piling(s)  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 120                 |
| Zoning         | A1                  |

### **Listing Details**

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

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