# \$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.





#### **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**

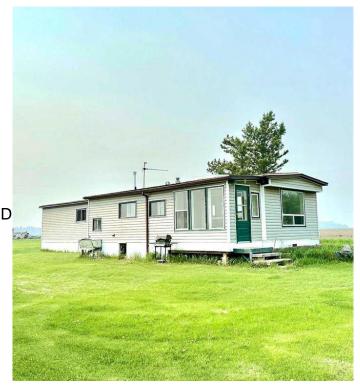
Date Listed June 3rd, 2025

Days on Market 95

Zoning Agricultural

**Listing Details** 

Listing Office COLDWELL BANKER UNITED



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