



57315 Range Road 85 Rural Lac Ste Anne County Alberta

\$459,900

An acreage lover's dream! Just minutes from Mayerthorpe and approximately 25 minutes from Whitecourt, this immaculate 3.88-acre property offers the perfect blend of privacy, functionality, and country living, with no direct neighbours and beautiful sunsets to enjoy from the covered deck at the end of the day. The well-maintained 2012 20' x 80' mobile home features 3 bedrooms, 2 full bathrooms, including one with a walk-in tub, and an impressive 80' covered deck spanning the entire length of the home -- the perfect place to relax and take in the peaceful surroundings. Pride of ownership is evident throughout, both inside and out! A major highlight is the incredible 32' x 32' garage, complete with tin interior walls, vinyl siding that complements the home, thick insulation, a gas overhead heater, two overhead doors, and wiring for a welder. Whether you need space for vehicles, toys, hobbies, or projects, this shop is ready to deliver! Outside, a massive gravel parking pad provides plenty of room for extra vehicles, trailers, equipment, or whatever your acreage lifestyle requires. Beautifully planted trees surround the property, and a garden patch at the rear offers space to grow your own produce. With the home, garage, and grounds all exceptionally well cared for, this property is ready for its next owners to move in and enjoy the privacy, space, and freedom of acreage living! (id:6769)

4pc Bathroom 9.50 Ft x 5.17 Ft

Primary Bedroom 13.17 Ft x 12.17 Ft

4pc Bathroom 12.08 Ft x 5.17 Ft

Bedroom 13.08 Ft x 9.50 Ft

Bedroom 11.83 Ft x 8.50 Ft

Living room 18.67 Ft x 14.42 Ft

Laundry room 7.67 Ft x 6.50 Ft

Other 9.92 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX ADVANTAGE
(WHITECOURT)

<http://www.whitecourtrealestate.com/>



RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.