

# \$224,900 - 17226 Township Road 1102, Rural Mackenzie County

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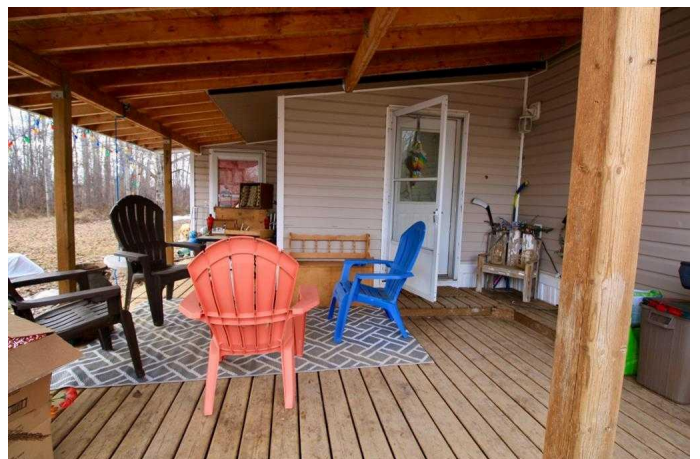
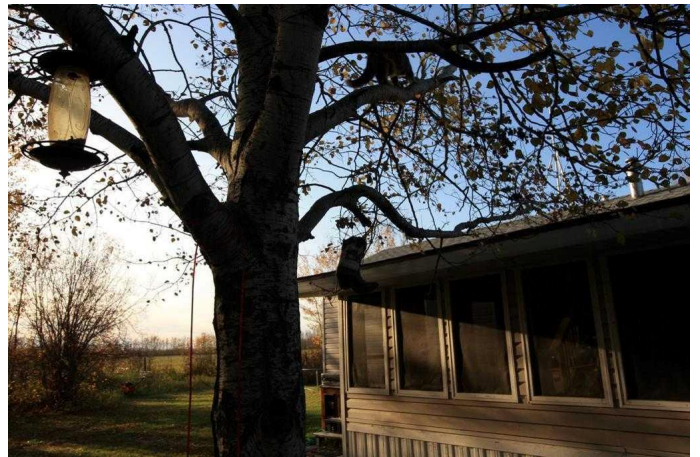
MLS® #A2198389

**\$224,900**

4 Bedroom, 2.00 Bathroom, 1,802 sqft  
Residential on 6.04 Acres

NONE, Rural Mackenzie County, Alberta

Swing open the spectacular custom gate for just a hint of the perfect country lifestyle that awaits you on 6 acres, completely surrounded by majestic trees, a winding drive leading to this park like homestead setting. A covered front porch welcomes you to a great mudroom ,the huge addition is a wonderful extension of the home giving you more square footage, to entertain family and friends offering an abundance of natural light to flow in . This home offers 4 great size bedrooms, an open concept kitchen that flows nicely into both of the living rooms where you are sure to enjoy the coziness of the wood stove on the cooler evenings . Your Primary bedroom is located at the opposite end, offering a great walk-in closet and en-suite. The yard has been fully fenced so you don't need to worry about your children or pets wondering afar while you are gardening, or just bathing in the sun. This property has 2 dugouts and a cistern that can easily be switched within the house. This home received new shingles and numerous sensible upgrades through the years . Start enjoying the peace and tranquility that you've been longing for... today!



Built in 1997

## Essential Information

MLS® #                      A2198389

Price	\$224,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,802
Acres	6.04
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	17226 Township Road 1102
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1Z0

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Garden, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	63
Zoning	R-1

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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