

# \$615,000 - 105278 Range Road 161, Rural Mackenzie County

---

MLS® #A2211542

**\$615,000**

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

NONE, Rural Mackenzie County, Alberta

Set on a beautifully private 8.48 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 2016

## Essential Information

MLS® #	A2211542
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	8.48
Year Built	2016



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	70
Zoning	CR

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.