

# \$700,000 - 109559 Range Road 132, Rural Mackenzie County

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MLS® #A2222135

**\$700,000**

7 Bedroom, 3.00 Bathroom, 1,716 sqft  
Residential on 156.31 Acres

NONE, Rural Mackenzie County, Alberta

Welcome to 109559 RGE RD 132 – a rare chance to own 156 acres of peace and quiet just 3 miles east of the Caribou Mountain Travel Centre. Tucked away at the end of a quiet dead-end road, this property offers a beautifully developed yard site surrounded by mature forest. The 2011-built home features 7 bedrooms and 3 full bathrooms, laid out in a thoughtful, family-friendly floor plan. The main level includes a spacious kitchen and dining area, a cozy living room warmed by a wood stove, main floor laundry, and a large primary suite with a walk-in closet and luxurious 4-piece ensuite. Two additional bedrooms and another full bath are located on the opposite end of the home for added privacy. A spiral staircase leads to a fully finished basement, offering 4 more bedrooms, a full bathroom, cold storage, and a large play/toy area. The home includes in-floor heating, central vac, and a massive wraparound deck – ideal for enjoying quiet evenings outdoors. The 36'™ x 52'™ shop, built in 2009, is heated with an external wood boiler and features two overhead doors, a concrete floor, and a fully finished interior – perfect for equipment, hobbies, or farm use. Approximately 25 acres of the land are arable and located on the south side of the quarter. The entire perimeter is fenced, making it a great setup for cattle or other livestock. Centrally located between La Crete and High Level, this private and versatile



property is ready for your next chapter. Come and explore the potential at 109559 RGE RD 132!

Built in 2013

### Essential Information

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2222135                             |
| Price          | \$700,000                            |
| Bedrooms       | 7                                    |
| Bathrooms      | 3.00                                 |
| Full Baths     | 3                                    |
| Square Footage | 1,716                                |
| Acres          | 156.31                               |
| Year Built     | 2013                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109559 Range Road 132  |
| Subdivision | NONE                   |
| City        | Rural Mackenzie County |
| County      | Mackenzie County       |
| Province    | Alberta                |
| Postal Code | T0H 1N0                |

### Amenities

|         |                                    |
|---------|------------------------------------|
| Parking | Parking Pad, Quad or More Detached |
|---------|------------------------------------|

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central                                          |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Wood Burning                                     |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | Finished, Partial |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                  |
| Lot Description   | Back Yard, Farm, Front Yard, Garden, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | ICF Block                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 50             |
| Zoning         | A1             |

## Listing Details

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

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