

# \$615,000 - 106412 Hwy 697, Rural Mackenzie County

MLS® #A2206056

**\$615,000**

5 Bedroom, 4.00 Bathroom, 1,575 sqft  
Residential on 11.69 Acres

NONE, Rural Mackenzie County, Alberta

An amazing 11.7-acre acreage in a prime location, just 10 minutes from La Crete and conveniently situated right off the pavement—no gravel roads to deal with! This property offers a spacious home with a two-car garage, perfect for comfortable country living. Step into the large entryway, complete with a cozy woodstove and a convenient half bath. Head upstairs to the main floor, where you'll find a bright and open kitchen and dining area, along with a stunning feature living room boasting huge south-facing windows and vaulted ceilings that flood the space with natural light.

The main floor also includes a master bedroom with an ensuite, an additional full bath, a laundry room, and a back deck overlooking the private, tree-lined backyard. The partially finished basement offers extra space with bedrooms, a large play area, and a bathroom.

Outside, the beautifully landscaped yard features a concrete parking pad for an RV, a large gravel parking area, and multiple outbuildings, including an outdoor kitchen building, a workshed, and wood sheds. With a perfect tree border for privacy and a dugout on the property, this acreage is the perfect place to set up your hobby farm. A rare find—don't miss out, book your viewing today!



Built in 2000

## Essential Information

MLS® #	A2206056
Price	\$615,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	11.69
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	106412 Hwy 697
Subdivision	NONE
City	Rural Mackenzie County
County	Mackenzie County
Province	Alberta
Postal Code	T0H2H0

## Amenities

Parking Spaces	20
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	A

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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