# \$159,900 - 704080 Range Road 171, Breynat

MLS® #A2227439

#### \$159,900

2 Bedroom, 1.00 Bathroom, 1,082 sqft Residential on 3.71 Acres

Breynat, Breynat, Alberta

A Work in Progress with Endless Potential on 3.71 Acres!!! Discover this fantastic opportunity to own a 2-bedroom, 1-bathroom mobile home currently undergoing thoughtful renovations in the peaceful community of Breynat, Alberta. Much of the hard work is already done, including new siding installed, a brand-new porch, and fresh flooring and drywall throughout the living room, hallway, and one bedroom. The current owner, residing on-site, is actively completing upgrades to the kitchen, bathroom, and rear bedroom, offering you the unique flexibility to purchase it "as is" or with the finishing touches complete. This property is securely set on blocks and anchored, with the shingles replaced just five years ago. Enjoy reliable water from a bored well and a 2500-gallon holding tank for sewer. Beyond the home, the sprawling 3.71 acres truly shine! It features a substantial 28x24 garage with power and cozy wood heat, an additional 18x24 carport, and a variety of valuable outbuildings including a metal granary, livestock shelter, sheds, and workshops. Imagine the possibilities here – whether you're looking for a comfortable place to live, an ideal spot to build your dream home, a serene camping retreat, or a functional workspace for your hobbies. This versatile property offers incredible value and is ready for its next chapter.





### **Essential Information**

| MLS® #         | A2227439  |
|----------------|---|
| Price          | \$159,900                                       |
| Bedrooms       | 2   |
| Bathrooms      | 1.00  |
| Full Baths     | 1   |
| Square Footage | 1,082   |
| Acres          | 3.71  |
| Year Built     | 1978  |
| Туре           | Residential                                     |
| Sub-Type       | Detached  |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active  |

# **Community Information**

| Address     | 704080 Range Road 171 |
|-------------|-----------------------|
| Subdivision | Breynat               |
| City        | Breynat               |
| County      | Athabasca County      |
| Province    | Alberta               |
| Postal Code | T0A 3M0               |

#### Amenities

| Parking      | Double Garage Detached |
|--------------|------------------------|
| # of Garages | 2                      |

## Interior

| Interior Features | See Remarks                               |
|-------------------|---|
| Appliances        | Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air                                |
| Cooling           | None                                      |
| Basement          | None                                      |

#### Exterior

| Exterior Features | Private Yard   |
|-------------------|--|
| Lot Description   | Corner Lot, Few Trees, Lawn, Private, See Remarks, Corners Marked, No Neighbours Behind, Pasture |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |

Foundation Block, See Remarks

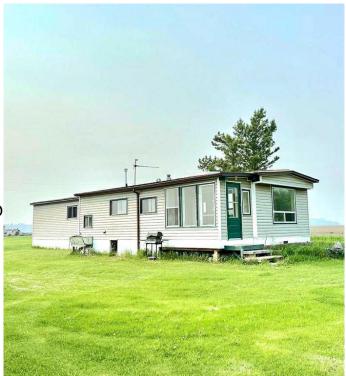
#### **Additional Information**

Date ListedJune 3rd, 2025Days on Market61ZoningAgricultural

#### **Listing Details**

Listing Office

COLDWELL BANKER UNITED



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