



GRASSROOTS
REALTY GROUP

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235011 Twp Rd 913
Rural Northern Lights, County of, Alberta

MLS # A2213747



\$350,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,590 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.83 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Nestled near the riverbanks with a perfect view overlooking the picturesque River Valley, this charming three-bedroom, two-bathroom modular home offers a wonderful blend of space, comfort, and functionality. As you step inside, you are welcomed by a large entryway that opens into a spacious living room featuring a vaulted ceilings – an ideal space to relax, entertain and create lasting memories. Flowing seamlessly from the living area is a bright kitchen with a large island, connected to a cozy dining area that creates a warm and inviting atmosphere. The open floor plan, combined with large windows, fills the home with natural light. French doors off the dinette lead to a covered rear deck - perfect for unwinding while enjoying views of the spacious, tree-lined backyard that offers both beauty and privacy. The expansive primary bedroom comfortably fits a king-size bed and boasts a luxurious five-piece ensuite and a roomy walk-in closet. Two additional generously sized bedrooms provide ample space for family or guests, while a secondary living area offers flexibility to serve as a playroom, family room, or home office - whatever suits your lifestyle. Comfort is ensured year-round with central air conditioning and heating. Recent updates include newly built front and back decks, a graveled yard, and the added luxury of a co-op water system. A heated double-car garage and a large tin-clad cold storage shop provide plenty of space to keep your vehicles and belongings protected from the elements. Located just three minutes southwest of Manning, Alberta, this home offers both tranquility and convenience. Call today to schedule your viewing before it is gone!