



GRASSROOTS
REALTY GROUP

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212045 TWP RD 852
Rural Northern Lights, County of, Alberta

MLS # A2214164



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,848 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
Lot Size:	25.00 Acres		
Lot Feat:	Front Yard, Secluded, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Laminate, Tile	Sewer:	Open Discharge, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-85-21-W5
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows		

Inclusions: Sheds

Immaculate 5-Bedroom home on 25 Acres with Breathtaking Views of the Peace River Valley Located approximately 15 minutes north of Peace River, this incredible 1,848-square-foot home sits on 25 acres of picturesque land, just minutes from the Mercer Pulp Mill. If you are looking for that unique property that offers potential to hobby farm then this is the one. Enjoy stunning southern and eastern views of the Peace River and the river valley from your deck as you relax and enjoy. This fully finished home offers 5 bedrooms and 4 bathrooms, perfect for families. Some key features include: 350-square-foot front and back landings, Expansive dining room and kitchen with a pantry, 24 x 28 attached garage with two 9 x 9 overhead doors and heated with radiant tube heaters, Advanced water treatment system with ionization and filters High-efficiency furnace and hot water on demand complete this package. As well there is a large powered storage building that houses the aeration equipment, secondary power that use to supply power to a grain dryer and bins PLUS a watering hydrant at the garden. There is more but you need to see that for yourself!! Don't miss out on this exceptional property with ample space and modern amenities. The sign is up!! Contact today to schedule a viewing!