



GRASSROOTS
REALTY GROUP

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850070 Highway 743
Rural Northern Lights, County of, Alberta

MLS # A2216034



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,296 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	141.76 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Woo		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	2-85-22-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agricultural
Foundation:	Perimeter Wall	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Storage		

Inclusions: Two white cabinets next to stove, cabinet with hutch by backdoor, wardrobe in bathroom, wardrobe upstairs in bedroom, 4 big flower barrels, central vac and attachments

If you have always had a thing for the charm and character of an older home then come check out this cozy, vintage farmhouse located just minutes North of Peace River in the Weberville area. You have this cute and well maintained home plus almost 143 acres of land and several outbuildings including a 36x48 arch rib shop with 220 power, concrete floor and upper loft and heat and insulation in the back 13x31 portion of it, a 20x24 heated shop with 220 power, a square timber barn with 5 stalls plus three storage sheds. All of the buildings have metal roofs and the two shops are metal clad. There is also plenty of fencing and an outdoor riding arena making this a great property for horses or other animals. Back inside the house, you will find two bedrooms plus an upstairs loft space that offers plenty of additional space to create more sleeping options in you need. The main floor houses all of the family living space. A large living room offers up a cozy woodstove (WETT certified) to help keep the house toasty and warm. There is an all weather front porch making a great place for a home based office. The eat-in kitchen offers good space for meal prep and storage plus there are porches front and rear giving you more storage. The basement is a cellar and provides space for the house utilities. Out the back door and you have a lovely covered veranda. It has plenty of room and is a great place to sit rain or shine and enjoy a peaceful evening or morning coffee. The yard is beautifully landscaped and offers a firepit and plenty of lawn for kids and pets to run and play. This is an excellent character home that could easily accommodate a home based business with the available shops or have animals and a hobby farm with all of the land that is available to you. Either way you are getting yourself a solid and well maintained home in close proximity to Peace River. This is a hard

property to find in the area so don't wait-make the call today to book your private viewing!