



GRASSROOTS
REALTY GROUP

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234034 TWP 860
Rural Northern Lights, County of, Alberta

MLS # A2217805



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	7,037 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	5
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	14.73 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Tree		

Heating:	Baseboard, Boiler, High Efficiency, Hot Water, Zoned	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Tile	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Sauna, Storage		

Inclusions: NA

This home is so unique you will have to visit to see all that it has to offer...at over 7000 sq ft on one floor it give everything you will probably wanting and then a host of areas you didn't even know you wanted. There are three living room/entertaining areas, 2 or maybe 3 dining areas depending on how you set them up, a large kitchen with pantry and second cooking area, a pool room area with sauna, a sunroom, a craft area and 4 bedroom one of which is a very large master bedroom that has a nursery or office attached to it. Then we get to the suite with 2 bedrooms , 2 bathrooms, kitchen and two living room areas. The ideas for this space are only limited by what you think you may need it for or have a use of it for. The acreage comes with a detached garage, airplane hanger, two large cold storage buildings plus another building with power to it and gas available that can be finished and become a guest area or just a spot in the trees to relax and enjoy the outdoors. There is a brand new boiler just installed for the hot water heating system (this is an excellent heating system for a house this large) Two wells - under ground power to most of the buildings, another site that already has gas to it for potential build...this list is really endless!!! The acreage comes with 14.73 acres and the seller has decided a buyer can have FREE use of the balance of the quarter - NO CHARGE!!! This is as good as owing the land and the seller will probably look at selling the land in the future. The sign is up!! Call today!!