



**GRASSROOTS**  
REALTY GROUP

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230070 Twp Rd 920  
Rural Northern Lights, County of, Alberta

MLS # A2222000



**\$279,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | NONE   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Acreage with Residence, Bungalow   |        |                   |
| Size:     | 1,060 sq.ft.   | Age:   | 1960 (65 yrs old) |
| Beds:     | 4  | Baths: | 1                 |
| Garage:   | None   |        |                   |
| Lot Size: | 2.59 Acres   |        |                   |
| Lot Feat: | Back Yard, Cleared, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, L |        |                   |

|             |   |            |                     |
|-------------|---|------------|---------------------|
| Heating:    | Forced Air, Natural Gas, Wood, Wood Stove                   | Water:     | Co-operative        |
| Floors:     | Carpet, Concrete, Linoleum, Parquet                         | Sewer:     | Septic System       |
| Roof:       | Asphalt   | Condo Fee: | -                   |
| Basement:   | Full, Partially Finished                                    | LLD:       | 1-92-23-W5          |
| Exterior:   | None  | Zoning:    | Country Residential |
| Foundation: | Poured Concrete, Wood                                       | Utilities: | -                   |
| Features:   | Ceiling Fan(s), Central Vacuum, Vinyl Windows, Wood Windows |            |                     |

Inclusions: Dishwasher

This could be what you have been looking for! A very Quiet and well kept acreage only minutes from the town of Manning Ab.! The acreage comes with an older home with new basement and lots of upgrades and renos! The 1060 sq. ft. home has 3 bedrooms on main floor with 1 full 4 piece bathroom and a full finished basement with 2 bedrooms and 1 partially finished bathroom! Features of the home are new cupboards, lots of wood finishing features, wood fire place in living room & wood stove in basement, New furnace, water heater and new shingles! Wrap around deck, beautiful finished yard with ornamental, evergreen & fruit trees, 2 large gardens , fire pit and very well treed for protection from wind and gives total privacy! Lots of birds & wildlife in the area ! Only 2 1/2 miles from the town of Manning!