



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

234015 TWP Road 913
Rural Northern Lights, County of, Alberta

MLS # A2225182



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,034 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	7.49 Acres		
Lot Feat:	Gentle Sloping, Lawn, Many Trees, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: 1 fire pit, 1 shed, 1 horse shed, wood stove

7.5 acre acreage only minutes from the Town of Manning. This property comes with a 2034 sq. ft. 2 story home offering 4 bedrooms and 1 full bath and 2 half baths that were recently renovated inside with new flooring throughout the home, newer appliances in kitchen, new furnace and ac units as well as bathrooms being upgraded. The outside also has been updated with new windows, new hardy board siding with 2 inch foam underneath. This home comes with a partially finished basement with cold room and furnace room and the rest is left to finish the way the new owner would like it. The yard is beautifully landscaped and offers some fencing, firepit and 1 shed. The water co-op has been installed and paid but the owner still has access to a dugout to allow for watering yard, garden or animals. It is located 1 mile south of Manning and 1 mile West. Call to view this gem as it won't last long.