



GRASSROOTS
REALTY GROUP

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853010 Range Road 235
Rural Northern Lights, County of, Alberta

MLS # A2227185



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,701 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	159.32 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Open Lot, Private, Secluded		

Heating:	See Remarks	Water:	Other
Floors:	See Remarks	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	19-85-23-W5
Exterior:	Log	Zoning:	A
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Rustic Log Home on 159.32 Acres – Ideal for Homesteading or Recreation! Step back into nature with this unique opportunity to own a charming log home nestled on approximately 160 acres of mixed-use land. Built in the 1980s, this 4-bedroom, 1-bathroom home exudes rustic character and offers a peaceful, self-sufficient lifestyle. The home itself will require some work and a creative touch but it offers plenty of living space over the 1.5 levels and could be transformed into something special. While there is no basement, a root-cellar-style crawl space provides additional storage for your homesteading needs. Outbuildings include an older barn that will require some rehabilitation, several utility sheds, and an older chicken coop – perfect for hobby farming or small-scale livestock. The property has power connected and natural gas available at the property line, offering flexibility for future upgrades. The land itself is a blend of open and forested areas – approximately 60–80 acres are in hay, fully fenced and cross-fenced, and have been previously used for grazing livestock. The remaining acreage is partially treed, offering privacy and a beautiful natural backdrop. Wildlife is abundant here, with frequent sightings of moose, deer, and bear – making this a hunter’s dream or a nature lover’s paradise. Whether you're looking for a private retreat, a recreational getaway, or a functional rural property to build your dream off-grid lifestyle, this property offers endless potential. Schedule a viewing today and experience the beauty and opportunity this property holds.