



**GRASSROOTS**  
REALTY GROUP

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920072 Rge Rd 232  
Rural Northern Lights, County of, Alberta

MLS # A2229796



**\$949,000**

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Few Trees, Garden, Lawn, Pasture, Private		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	3-92-23-W5
Exterior:	-	Zoning:	Farm
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Grain, Hobby Farm, Mixed, Pasture, Wheat

Looking for a small farm or to expand your current farming acres here is your chance! 160 acres with a large modern home only minutes from the Town of Manning Ab. Property comes with a 3480 sq. ft. nicely finished 2 level home with 5 bedroom 3 full bath, home features include Large kitchen with lots Island & counter space, open concept to dining area that has patio doors onto patio/ sidewalk to firepit bordering creek & treed area, large living room with wood burning stove, huge master bedroom with walk in closet and large ensuite with Jacuzzi tub, & stand alone shower, Large bonus room upstairs, a 24'x 30' attached garage, AC, & Town Water! Yard is nicely landscaped with raised garden beds flowers and ornamental trees along the meandering creek! Out buildings include a 18'x32' Shed/workshop, large hip roof barn, wooden grain bins, metal grain bins! Some fencing for your pets & livestock that has a creek running through the property for a water source for animals! 110 acres seeded to crop this year as well as 20 acres of fenced pasture! Only 2 miles from of the town of Manning!