



**GRASSROOTS**  
REALTY GROUP

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104 843058 range road 222  
Rural Northern Lights, County of, Alberta

MLS # A2235850



**\$505,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,411 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.35 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-84-22-W5
Exterior:	Wood Siding	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Acreage living at its finest in Aspen Grove Estates! This charming 1411 square foot home on 4.35 acres features a fully finished attached double car garage. Recent upgrades on the property include a new well pump and septic pump, ensuring efficient and worry-free water and waste management. The new 25 year shingles provide peace of mind and protection from the elements for many years to come. Stay cool during the summer months with the new air conditioning system, providing optimal comfort throughout the house. Additionally, all the flooring in this bungalow has been recently updated, giving it a fresh and modern feel. Walk out back to your brand new deck, perfect for outdoor entertaining and relaxation. Don't miss out on this fantastic opportunity to own a move-in ready home with all these wonderful upgrades.