



**GRASSROOTS**  
REALTY GROUP

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**843037 Range Road 223**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2237289**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Many Tr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Chest freezer in the basement, all existing window coverings, electric snowblower, generator in garage

Private Acreage Oasis &ndash; Just Minutes from Town! Tucked away in the trees, this stunning acreage offers the perfect blend of privacy, charm, and convenience. Follow the private, tree-lined driveway and be captivated as the property opens up to reveal a beautifully landscaped yard and a warm, well cared for and lovingly maintained home nestled in nature's embrace. The home is fully finished on both levels and thoughtfully designed for comfort and connection. A gorgeous bow window and vaulted ceilings flood the main living space with natural light and offers serene views of the yard, while the open-concept layout between the living room and kitchen makes entertaining effortless. The main floor features three bedrooms and two bathrooms, including a private primary suite. Downstairs, you'll find a cozy wood stove that adds warmth and character to the additional living space, along with generous storage options and room for hobbies or relaxation. Outside, the property continues to impress. A 24x26 detached garage and a 20x30 shop offer ample space for vehicles, toys, or workshop needs. Enjoy evenings around the firepit, tend to your garden, or simply relax and soak in the peaceful setting&mdash;surrounded by hundreds of trees lovingly planted by the owners. This secluded and private oasis is the perfect retreat for those who value space, tranquility, and natural beauty&mdash;yet it's only minutes from the amenities and services of town. Don't miss your chance to own this one-of-a-kind country haven. Book your private showing today!