



GRASSROOTS
REALTY GROUP

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Range Road 223
Rural Northern Lights, County of, Alberta

MLS # A2239819



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,412 sq.ft.	Age:	1900 (125 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	120.00 Acres		
Lot Feat:	Farm, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Electric, Forced Air	Water:	Well
Floors:	Subfloor, Laminate, Wood	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-84-22-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	Electricity Connected
Features:	See Remarks		

Inclusions:	As is where is
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120 Acres with Cabin – Minutes from Town If you’ve been dreaming of owning a large piece of land close to town, this 120-acre parcel in the County of Northern Lights might be just what you’re looking for. Located just minutes from Peace River, this property offers a rare combination of space, privacy, and convenience. The land features a mix of hay and natural regrowth trees, making it ideal for those wanting to run some animals, enjoy recreational use, or simply embrace country living. An older cabin sits on the property—expanded over the years—and could be renovated into a comfortable home or used while you build new. Some utilities are already in place, including power, a well, and a newer septic tank, giving you a head start on development. Approximately 70 acres was logged about five years ago with the remaining 50 acres in hay and home site. Add some fencing and make it your own private homestead, hobby farm, or weekend retreat. Don't miss the opportunity to own this much land so close to town. Text or call today to arrange a viewing.