



GRASSROOTS
REALTY GROUP

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220038 Township Road 844
Rural Northern Lights, County of, Alberta

MLS # A2243155



\$460,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,198 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Dog Run Fenced In, Landscaped, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	25-84-22-W5
Exterior:	Aluminum Siding , Cedar, Wood Frame	Zoning:	A
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: N/A

Built in 1958 and sitting on almost 10 scenic acres, this 1,200 sq. ft. home has undergone a top-to-bottom renovation starting in 2022. Nearly everything has been updated, including the bathrooms, windows, roof, doors, furnace, septic tank, and plumbing — the work has been done so you can simply move in and enjoy. The main floor features three bedrooms, a full bathroom, and a bright eat-in kitchen that flows into the cozy living room. Downstairs, the partially finished basement includes two additional bedrooms, a spacious utility/laundry area, and plenty of room to create a family or rec room to suit your needs. Step outside and enjoy the large fenced yard in front of the house — perfect for pets or kids. A 24' x 26' detached garage offers ample space for vehicles and storage, and there's a 30-amp RV plug-in along with water and sewer hookups right beside the garage. Water is supplied by the local water co-op, and the eastern views from the property are truly stunning. This turn-key acreage is ready for its next chapter — don't miss your chance! Call or text today to arrange a viewing.