



**GRASSROOTS**  
REALTY GROUP

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235083 TWP 914 Road  
Rural Northern Lights, County of, Alberta

MLS # A2250583



**\$340,000**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                                            |               |                  |
| <b>Type:</b>     | Residential/Manufactured House                                  |               |                  |
| <b>Style:</b>    | Acreage with Residence, Modular Home                            |               |                  |
| <b>Size:</b>     | 1,672 sq.ft.                                                    | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | None                                                            |               |                  |
| <b>Lot Size:</b> | 6.35 Acres                                                      |               |                  |
| <b>Lot Feat:</b> | Few Trees, Garden, Irregular Lot, Landscaped, Pasture, Secluded |               |                  |

|                    |                                                        |                   |              |
|--------------------|--------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                | <b>Water:</b>     | Co-operative |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                                  | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Asphalt/Gravel                                         | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                                                   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding                                           | <b>Zoning:</b>    | CR           |
| <b>Foundation:</b> | Piling(s)                                              | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry |                   |              |

**Inclusions:** 2 Sheds, 1 lean-to, deck and railing. 2018 SRI Homes, Model #UN-22763, Serial No. 331-000-A-A001357A, Certification Intertek - A-277 MD-14892

Spacious 2018 modular home offering 1672 sq. ft. of comfortable living space on 6.35 acres, just 4.5 miles west of Manning with town water. This 22x76 home features 4 bedrooms, including a large primary suite with walk-in closet and 4 piece ensuite. Bright and inviting with neutral tones, white cabinetry, and air conditioning for year round comfort. The well designed kitchen provides convenient access to both the pantry and laundry area. Enjoy outdoor living with a large deck complete with railing, landscaped yard, fire pit, 2 storage sheds and a lean-to for extra storage. A great opportunity to enjoy acreage living with modern comfort and close to town convenience.