



GRASSROOTS
REALTY GROUP

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221007 TWP 851A
Rural Northern Lights, County of, Alberta

MLS # A2253689



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,114 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Gravel Driveway, Heated Garage		
Lot Size:	21.30 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbou		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Linoleum, Tile	Sewer:	Open Discharge, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	French Door, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: NA

Looking for that acreage that encompasses all that you need!!! Here is one of the better options on the market for you. Over 2100 sq feet on one floor with 3 bedrooms, 2 bath, incredible kitchen, large bonus room/hobby room/entertainment room - you can see by the options this area can be used for pretty much any need you want to fill. Upgrades to the home include porcelain tile, granite counter tops, hickory cabinetry with butcher block counter, hot water on demand, windows, shingles etc etc and then you get to the new improvements outside. Stone work, new cedar plank veranda/deck that's over 500 sq ft, Plus you get a double car garage with works shop in the back that is well over 1500 sq ft - bigger than most houses- as well there is a suite over the garage fully self contained 1 bedroom with a 3/4 bath, full kitchen and living room area. This space alone is about 800 sq ft - great for family, friends or rental space. Now on to the yard - multiple fruit trees - apple pear raspberry etc, over 21 acres, water well on the aquifer that supplies water, landscaped, garden areas, watering hydrants, extra storage sheds, etc etc... there is more to view here but you have to make the appt and walk through yourself to see all there is to offer!! The sign is up!!! Call today!!