



GRASSROOTS
REALTY GROUP

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860042 RR 234
Rural Northern Lights, County of, Alberta

MLS # A2256282



\$259,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,744 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	10.00 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Wooded		

Heating:	Mid Efficiency, Forced Air	Water:	Cistern
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	5-86-23-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Sheds - Items that are on property and in residence

For all those looking that oasis that offers a home, double car garage and a fantastic price!! here is the private escape you've been searching for—10 acres of beautiful spruce and poplar trees with a 1,700+ sq. ft. home offering space, comfort, and country charm. Ideally located just 20-25 minutes from both Peace River and Grimshaw, this property is very private yet still close enough to neighbours for peace of mind. The home features three bedrooms, a large living room, and a spacious 500+ sq. ft. addition that's the extra space you need—whether you envision a cozy family room, hobby space, or a warm retreat as the area is prepped for a wood stove. Recent upgrades include paint and flooring, newer shingles on the main home, insulated panels for the skirting, and a piling foundation for stability. The primary bedroom's ensuite boasts a newer shower and tub, adding modern comfort to an already expansive master bedroom. A highlight of the property is the 28 x 24 heated garage on a concrete pad—perfect for vehicles, projects, or a workshop. Several outbuildings add even more versatility and storage. Surrounded by mature trees, the land offers plenty of room for outdoor recreation, gardening, or simply enjoying the peace and quiet of acreage living. With space to grow, recent updates already in place, and a location that balances privacy with convenience, this property is ready to welcome its next owner.