



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
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**920083 HWY 35**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2258289**



**\$79,900**

**Division:** NONE

**Lot Size:** 3.98 Acres

**Lot Feat:** -

**By Town:** Manning

**LLD:** -

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

This residential acreage offers the perfect balance of privacy and convenience. Located just 1 mile from the Town of Manning and right off Mackenzie Highway 35. The 3.98 acre parcel provides plenty of space for your dream home or future development, with both natural gas and power services available. A rare opportunity to enjoy the quiet of country living while remaining minutes from town amenities.