



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

913007, Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2265457



\$715,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,460 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 11.60 Acres | | |
| Lot Feat: | Back Yard, Garden, Landscaped, Private, Treed | | |

Heating: Forced Air, Natural Gas, Wood

Floors: Hardwood, Tile

Roof: Metal

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete, Slab

Features: French Door, Open Floorplan, See Remarks

Water: Co-operative

Sewer: Septic System

Condo Fee: -

LLD: 23-23-22-W5

Zoning: CR

Utilities: -

Inclusions: log cabin sauna building, playhouse, heated dog house, Sea-Can building, outside wood boiler for heating, greenhouse, shed

Discover the perfect blend of space, comfort, and functionality ideal for families, or anyone seeking a peaceful retreat. Step inside this spacious three-bedroom, two-bathroom arch-rib home and immediately feel at ease. The open-concept main floor features high ceilings, expansive windows, and a bright, welcoming layout. The large kitchen, family and dining area offer plenty of room for everyday meals or entertainment. French doors open to the south-facing back deck, perfect for sunset barbecues and outdoor gatherings. Upstairs, the primary bedroom impresses with a walk-in closet, five-piece bathroom and a private balcony where you can enjoy stunning country views and your morning coffee or evening unwind. A bonus loft area with railings overlooks the lower level, adding a touch of charm and versatility. Two additional bedrooms, family room and a full bathroom complete the main level. Past updates include newer windows, metal siding, French doors on the south side, updated kitchen cabinets, and a Blaze King wood stove in the entryway. The home has been exceptionally maintained and shows pride in ownership throughout. The impressive 30 x 50 metal-clad shop is fully equipped with in-floor heat, a mezzanine, and two powered overhead doors-ideal for business use, projects or extra parking space. Additional outbuildings include a long cabin sauna with cedar finishings, a shed with attached pole sheds on each side, a cedar greenhouse, and a Sea-Can building set up with radiant heat system, optional to connect. This property is connected to a water co-op system and features an outdoor wood boiler that can heat both the house and shop, if connected. The beautifully landscaped yard includes a garden area, creating a picturesque country setting. A true real gem-perfect for raising a family, running a home business, or simply enjoying the quiet

beauty of country living. Note: This property is in the process of having the subdivision completed. Everything is approved, just waiting for transfer. Taxes to be determined once the subdivision is final.