



GRASSROOTS
REALTY GROUP

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222080 Twp Rd 922
Rural Northern Lights, County of, Alberta

MLS # A2270619



\$125,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	952 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	13.59 Acres		
Lot Feat:	Few Trees, Garden, Landscaped, Lawn, Private, Subdivided		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Wood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	15-92-22-W5
Exterior:	Masonite	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Wood Windows		

Inclusions: None

Discover affordable country living on this 13.59 acre private acreage located just 9 miles East & North of Manning. This property features an older home with a solid structure and cement basement, perfect for someone with a carpenter's touch to bring new life to it and add some much needed TLC. The acreage is fully serviced with power, natural gas and dugout water, offering a functional foundation for rural living. Several wooden outbuildings and an older detached single car wooden garage provide storage or workspace options. There is plenty of open space for gardening, pets, livestock or future development making it ideal for hobby farming or anyone seeking privacy and room to grow. A great opportunity to create your own peaceful retreat in the countryside.