



GRASSROOTS
REALTY GROUP

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842044B Hwy 743
Rural Northern Lights, County of, Alberta

MLS # A2271882



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	960 sq.ft.	Age:	1953 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	239.00 Acres		
Lot Feat:	Farm, Front Yard, Many Trees, Meadow, Native Plants, Treed, Wetlands, Wooded		

Heating:	None	Water:	Co-operative
Floors:	Carpet	Sewer:	Open Discharge, Septic Tank
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	14-84-22-W5
Exterior:	Wood Frame	Zoning:	Ag General
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: NA

Welcome to this remarkable 239-acre property, just over three miles from the Town of Peace River! This is potentially an idyllic hobby farm that features a shop, barn corrals, numerous outbuildings and a house that will need TLC The property also includes a spacious 40 x 56 shop, ideal for storage, equipment, or hobby projects. Approximately 120 acres are open, offering plenty of space for farming, grazing, or cultivation, while the remaining land is beautifully wooded, providing privacy and a natural setting. This property is perfect for anyone looking to expand their farming operations either grain or cattle, become a land owner and looking towards rental income or accrue value as land prices increase or just enjoy a peaceful, private lifestyle. Don't miss this incredible opportunity to own a slice of property close to Peace River and can become an excellent equity!! The sign is up!!! Call today!!