



GRASSROOTS
REALTY GROUP

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20-844052 Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2279131



\$439,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,668 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Air conditioner, garden shed, storage shed, wood shed, play center		

Welcome to your private acreage retreat in desirable Northridge Country Estates, just minutes north of the full amenities and conveniences of Peace River. Situated on a beautifully treed, landscaped, and private 2.99-acre parcel, this 2013-built home offers space, comfort, and move-in-ready ease in a peaceful country setting. Step inside to 1,668 sq ft of bright, open-concept living where large windows fill the home with natural light. The spacious kitchen is thoughtfully designed with abundant cabinetry, a handy pantry, and a large island that makes meal prep and gatherings effortless. The adjoining dining and living areas create a welcoming flow—perfect for family life or entertaining guests. All three bedrooms are generously sized, including a private primary retreat featuring a walk-in closet and a beautiful ensuite with a relaxing soaker tub. Two full bathrooms ensure comfort and convenience for family and visitors alike. Outside, the yard offers the best of both worlds—open green space to run and play, framed by mature trees that provide privacy and a serene backdrop. A large deck and pergola serve as standout features, ideal for outdoor dining, relaxing, or enjoying quiet evenings surrounded by nature. Completing this exceptional property is a 36' x 30' heated, detached shop, perfect for a workshop, storage, vehicle parking, toys, or any combination you need. Well maintained, peaceful, private, and just minutes from town—this exceptional acreage truly has it all!