



GRASSROOTS
REALTY GROUP

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223080 900 Township
Rural Northern Lights, County of, Alberta

MLS # A2280129



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,538 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	9.94 Acres		
Lot Feat:	Garden, Lawn		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: Pantry, See Remarks

Water: Co-operative

Sewer: Pump, Septic Tank

Condo Fee: -

LLD: 4-90-22-W5

Zoning: Ag General

Utilities: -

Inclusions: all window coverings, shed

Take a look at this family-friendly 3-bedroom, 2-bathroom acreage that has just hit the market! Situated on 9.60 acres, including approximately 7 acres of cultivated land and five rows of Saskatoon trees, this property is located just outside the farming community of Deadwood, AB. Offering over 1,500 sq. ft. of developed living space on the main level, this well-maintained home clearly reflects pride of ownership. You are welcomed by a generous entryway and an open, functional floor plan, highlighted by a mix of hardwood and laminate flooring. The main level provides ample space for everyday living and entertaining, while the unfinished lower level offers excellent potential to expand your living area with a family room, additional bedrooms or recreation space. A cold storage room adds convenient space for garden produce and extra storage. The kitchen features a central island and pantry, providing plenty of room for meal prep and storage. Step outside to the nicely sized deck, perfect for summer barbecues and outdoor relaxation in your own sanctuary. Recent updates include new asphalt shingles and connection to the municipal water co-op program. Location is key – this home offers peaceful country living while remaining close to the heart of the Deadwood community and just a short distance to Manning.