



GRASSROOTS
REALTY GROUP

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243015 Twp Rd 874
Rural Northern Lights, County of, Alberta

MLS # A2280742



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,327 sq.ft.	Age:	1928 (98 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	147.70 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Meadow, No Neigh		

Heating:	Central, High Efficiency, Natural Gas, Wood, Wood Stove	Water:	Cistern, Dugout, Private
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	21-87-24-W5
Exterior:	Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Wood Windows		

Inclusions: N/A

A rare opportunity to own 147 acres of heavily treed, private land just 5 minutes north of Dixonville, ideal for those seeking a recreational retreat, hunting property, or nature-based lifestyle. This expansive acreage offers abundant wildlife, natural cover, and established trails, making it well suited for hunting, hiking, ATVing, snowshoeing and year-round outdoor enjoyment. The 1928 farmhouse, full of character, was placed on a new solid basement in the 1980's and has been updated with new plumbing and electrical, blending rustic charm with functional upgrades. Inside, quaint shiplap ceilings create a warm country feel. The upper level features a landing area and three bedrooms, while the newer basement provides additional living space with a fourth bedroom, sitting area, and 2-piece bathroom. Surrounded by mature trees, this property offers exceptional privacy, natural windbreaks, and prime wildlife habitat. Whether used as a full-time residence, week-end get-away, or hunting camp, the land provides countless opportunities to explore and enjoy the outdoors. Water is supplied by an aerated dugout system with a 150 gallon fresh water holding tank. A unique acreage offering seclusion, recreation, and natural beauty, all within close proximity to town amenities. This home is absolutely adorable for anyone with a country soul. Don't let this one pass through your fingers.