



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2281045



**\$350,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	-		
Lot Size:	147.70 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Dixonville
Basement:	-	LLD:	21-87-24-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Land Only, Recreational

A rare opportunity to own 147+ acres of heavily treed, private land just 5 minutes north of Dixonville, ideal for those seeking a move-in ready home, recreation 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 onto a new solid cement 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.