



**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:** -

**Water:** -

**Sewer:** -

**Near Town:** Dixonville

**LLD:** 21-87-24-W5

**Zoning:** AG

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**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, ATVs, 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.