



220070 HWY 691
Rural Northern Lights, County of, Alberta

MLS # A2288737



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,155 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	10.58 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Subdivided, Treed		

Heating:	Central, High Efficiency, Natural Gas	Water:	Co-operative, Dugout
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	25-91-22-W5
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bathroom Rough-in, Ceiling Fan(s)		

Inclusions: N/A

Acreages at this price point are hard to find. This property may have everything you have been looking for, featuring over 10 acres and offering many desirable updates, including a new furnace and hot water tank, new shingles, and new flooring. The easy 10 minute drive to Manning is hard to resist, as is water serviced by a co-op, with a dugout for outdoor use. The outbuildings include a detached 32x24 powered garage, a small shop and metal clad shelter for livestock or equipment storage. The living space has a covered front deck providing a warm and inviting entry. The basement offers an open slate for you to configure. The basement has plenty of room for an additional bedroom and all plumbing is already in place for a bathroom. This lovely acreage has so much to offer. Don't let it slip through your fingers.