



**234034 TWP 860**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2291412**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	6,300 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	14.73 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Tree		

<b>Heating:</b>	Baseboard, Boiler, High Efficiency, Hot Water, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Sauna, Storage		

**Inclusions:** NA

This home is so unique you will have to visit to see all that it has to offer...at approx 6300 sq ft including the legal suite it gives everything you are probably wanting and a host of areas you didn't even know you wanted. There are three living room/entertaining areas, 2 dining areas, a large kitchen with pantry and second cooking area, a pool room area with sauna, a sun room, a craft area and 3 bedroom - one of which is a very large master bedroom that has a nursery or office attached to it. Then we get to the legal suite with 2 bedrooms, 2 bathrooms, kitchen and two living room areas. The ideas for this space are only limited by what you think you may need it for or have a use of it for. The acreage comes with a detached garage, airplane hanger, two large cold storage buildings plus another building with power and gas available that can be finished and become a guest area or just a spot in the trees to relax and enjoy the outdoors. There is a brand new boiler just installed for the hot water heating system ( this is an excellent heating system for a house this large ) Two wells - under ground power to most of the buildings, another site that already has gas to it for potential build...this list is really endless!!! The acreage comes with 14.73 acres Excellent area for a large family and a private retreat - many large spruce trees and large open areas for recreation.