

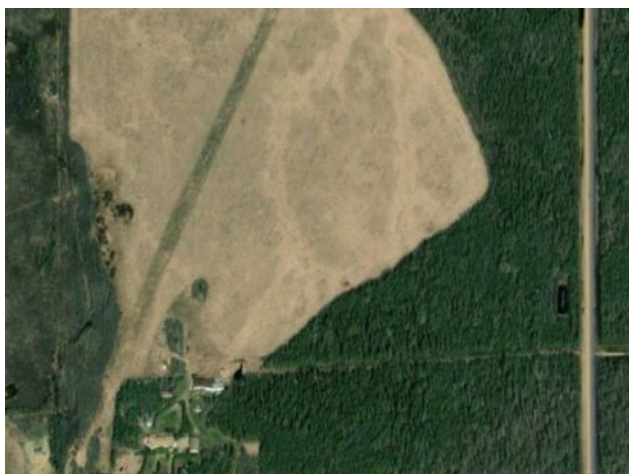


GRASSROOTS
REALTY GROUP

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234034 TWP 860
Rural Northern Lights, County of, Alberta

MLS # A2291422



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	6,300 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Detached		
Lot Size:	160.00 Acres		
Lot Feat:	Front Yard, Lawn, Treed		

Heating:	Boiler, High Efficiency, Hot Water, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Clay Tile
Basement:	Crawl Space
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Separate Entrance, Storage

Water:	Well
Sewer:	Open Discharge, Septic Tank
Condo Fee:	-
LLD:	5-86-23-W5
Zoning:	AG
Utilities:	-

Inclusions: Suite Fridge Stove

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 bedrooms - 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 parcel includes the acreage and the balance of the quarter for a total of 160 acres - Excellent area for a large family and a private retreat - many large spruce trees and large open areas for recreation.