



222068 TWP 840
Rural Northern Lights, County of, Alberta

MLS # A2302016



\$805,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,570 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	8.40 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Landscaped, Pasture		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: appliances

Escape to your own private acreage just minutes from Peace River. This 8.4-acre horse-ready property offers everything you need to live, ride, and relax in comfort. The spacious 1570 square foot bungalow (built in 2009) features 5 bedrooms, a fully finished basement with cozy in-floor heat, central A/C, and a gas fireplace—perfect for Alberta winters. With hot water on demand and reliable county co-op water, everyday living is easy and efficient. Outside, the property is fully set up for horses with a large 180' x 130' riding arena, fenced pasture, and multiple auto waterers that are fed from the co-op. The barn and garage both have water access, and livestock shelters are already in place—making this a true turnkey setup. The heated Quonset shop provides plenty of space for projects, storage, or equipment, while the double detached garage includes a dog wash station, kennel access, and its own septic system—ideal for pet owners or hobby breeders. A gated entrance welcomes you home, where a long gravel driveway opens to ample parking and wide-open space. 180 planted trees line the property for future privacy, and a peaceful pond with a brick firepit creates the perfect spot to unwind at the end of the day.