



GRASSROOTS

REALTY GROUP

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97 843058 Rge Rd 222
Northern Lights, Countyof, Alberta

MLS # GP210719

\$420,000



Division:	Rural Northern Lights, County of		
Type:	Acreage with Residence		
Style:	2 Storey		
Size:	2,640 sq.ft.	Age:	1995 (25 yrs old)
Beds:	3	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Gravel		

Heating:	Hot Water, In-Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Taxes:	\$ 4,290
Basement:	Full	Condo Fee:	-
Exterior:	Wood	Lot Fee:	-
Land:	None, Treed	Maintenance Fee:	-
Features:	Central Vacuum, Laundry-Main Floor, Non-Smoking Home, Woodstove		

Inclusions: Fridge Stove Dishwasher Washer Dryer

Great acreage listed almost \$50,000 under assessed value!!! here is a fantastic home in Aspen Grove Estates, a country residential subdivision located 5 min from Peace River. This unique log home offers 3 bedrooms, 2 bathrooms over 3.5 acres of land, full concrete basement and a host of other features including brazilian tigerwood floors, a large kitchen/dining area with patio access to the large rear deck and stainless steel appliances. On the main floor you also have a large laundry/boot room, wood stove in the living room (a great feature for a log home), an attached double car garage with a loft area that could be a separate bedroom area, office or just good general storage. The logs have just be chinked to seal the logs so you will have an efficient home, high efficiency furnace installed about 3 years ago, hot water on demand and a high efficiency boiler for the in floor heat in the basement. The sign is up if you are in the market for a fantastic home call today!!