



73, 843058 RR 222  
Rural Northern Lights, County of, Alberta

MLS # A2056698



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,226 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.36 Acres		
<b>Lot Feat:</b>	Brush, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Open Floorplan		

**Inclusions:** Sheds, window coverings, microwave, gazebo, firepit

Acreage living at its finest! This property has a unique layout and is located in a desirable location. Most of the over 2200 square feet are located on the main level. The floor plan is open and bright and has 2 bedrooms, 2 bathrooms and loft space which would make a cozy 3rd bedroom or office space.. The attached garage was converted into living space and has the options to complete it into a rec room, bedrooms or back into garage space. Outside are well maintained grounds with a firepit area, sheds and a detached garage. This property is ready for new owners! Call today for more information or an appointment to see this one of a kind home.