



**842007 Range Road 222**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2091453**



**\$715,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	8.85 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Boiler, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Wet Bar		

**Inclusions:** two sheds

Introducing an exquisite real estate opportunity: an 8.85-acre acreage boasting a stunning one and a half story house. This meticulously crafted residence, built in 2014, offers a spacious living experience with 5 bedrooms and 3 bathrooms, spanning across 1701 square feet. The kitchen features quartz countertops and stainless steel appliances that effortlessly blend style and functionality. The large front windows flood the living spaces with natural light, creating a warm and inviting atmosphere throughout the day. The master bedroom is located upstairs, showcasing a large walk in closet and a custom shower in the ensuite bath . For those seeking entertainment, this property offers a soundproof theatre room, ideal for enjoying movies or hosting game nights with friends and family. The basement boasts a full wet bar, providing the ideal space for social gatherings and celebrations. Outside is a root cellar that is buried 10 feet in the ground, perfect for storing your vegetable's from the 2000 sqft garden near by. In addition to the remarkable features mentioned earlier, this property also includes a spacious 30x40 garage. This detached garage provides ample space for parking multiple vehicles, storing recreational equipment, or even setting up a workshop. Don't miss the opportunity to own this amazing property, where luxury, comfort, and natural beauty come together. Schedule a viewing now and experience the true essence of this remarkable real estate gem.