



15, 843058 Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2100195



\$635,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,911 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 7 | Baths: | 4 |
| Garage: | Quad or More Detached | | |
| Lot Size: | 3.43 Acres | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Landscaped, Private | | |

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|--------------------|--------------------------|-------------------|---------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Projection unit, sheds, 5 white cabinets in suite, garage shelving and workbench, (IN SUITE) fridge, stove, dishwasher, microwave, washer, dryer

Take the time to check out this great family acreage with so many potential uses! Located just a short drive from Peace River in the Aspen Grove area, the location is super convenient allowing you the privacy and quiet of being out of town but still close enough to make it easy to commute for work, school, sports and shopping. This property is super unique in how it is set up. The main house offers up plenty of space for any family. With 5 bedrooms and 3 bathrooms over its two completed levels, big families can find room here. Immaculately maintained and spotless throughout, you know the current owners loved this home and took excellent care of it. The unique feature here is the fully self-contained in-law suite or nanny suite if you prefer. This private space offers two bedrooms and 1 bathroom and has a full kitchen, living room, separate laundry and separate entrance plus it has its own furnace and hot water tank allowing it to operate separately of the main house. It is also connected to the main house through the private gym which both homes can share. There is also a 42x24 detached garage with 2 16x8 overhead doors allowing protected and covered parking for 4 vehicles while still allowing space to tinker and work on projects. The 3.43 acres has been extensively landscaped and features beautiful grounds and gardens that are very private and easy to enjoy. There is even a large RV parking space with power, water and sewer hookups making it easy to keep you RV close or let guests come and visit for a while. New shingles, updated high efficiency furnaces and upgraded water tanks mean the work has been done and everything here has been maintained as required. Acreages like this don't come on the market very often. If you have been searching for the place to be able to care for aging parents or dependent family members who still want the

privacy of their own space or if you have a young family and want to be able to separately house a nanny then you have found the perfect property! Come see for yourself what great potential exists!