



104 843058 range road 222  
Rural Northern Lights, County of, Alberta

MLS # A2119534



**\$492,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.35 Acres		
<b>Lot Feat:</b>	Lawn, Landscaped		

**Heating:** Forced Air, Natural Gas, Wood

**Water:** Well

**Floors:** Carpet, Laminate

**Sewer:** Septic Field

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 22-84-22-W5

**Exterior:** Wood Siding

**Zoning:** res

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer

Acreage living at its finest in Aspen Grove Estates! This charming 1411 square foot home on 4.35 acres features a fully finished attached double car garage. Recent upgrades on the property include a new well pump and septic pump, ensuring efficient and worry-free water and waste management. The new 25 year shingles provide peace of mind and protection from the elements for many years to come. Stay cool during the summer months with the new air conditioning system, providing optimal comfort throughout the house. Additionally, all the flooring in this bungalow has been recently updated, giving it a fresh and modern feel. Walk out back to your brand new deck, perfect for outdoor entertaining and relaxation. Don't miss out on this fantastic opportunity to own a move-in ready home with all these wonderful upgrades.