



**225041 690**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2120425**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking		
<b>Lot Size:</b>	6.92 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, No Neighbours Behind, Private, Treed		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	19-89-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS, FR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Closet Organizers, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Shed, Barn, Greenhouse, Shop

Introducing a breathtaking private acreage in Northern Lights County! This stunning open floor plan home features 5 bedrooms, including the master bedroom with an ensuite, 3 4-piece bathrooms, an office/computer room that could be converted into an additional bedroom, and 2 living areas. Every bedroom has custom built-in closet organizers. The kitchen boasts high-end appliances and a large island. Downstairs, you'll find a spacious bar area, complete with roughing for a sink, and a projector screen for endless entertainment. This home runs on town water and the yard is fenced for livestock or horses, with a barn, stables, and a private vet room. Enjoy a beautiful creek that runs behind the home in the summer, as well as a massive shop, sheds for extra storage, and a stunning greenhouse. Don't miss out on the opportunity to own this one-of-a-kind property!