



GRASSROOTS
REALTY GROUP

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13, 221009 TWP 850
Rural Northern Lights, County of, Alberta

MLS # A2121573



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,275 sq.ft.	Age:	1993 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	3.68 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-84-22-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

HERE IT IS a RARE acreage just for you! It has all your needs size, acres, big garage and a big shop only 10 minutes from Peace River. This beautiful acreage is located in the desirable Webberville Estates. The Bi-level home boasts 1274.5 sqft and a fully finished basement. Coming in the front door you have a good size front entrance, plenty of space for all the kids to kick their boots off. Upstairs you have a spacious living room with large windows overlooking the private front yard. Just off the living room you have a large kitchen and dinning room that also has access to your large back deck. Also upstairs you have a large master bedroom with a large 3 piece ensuite, 2 more good size bedrooms and a 4 piece bathroom as well. Downstairs you have a huge living room, 2 additional bedrooms, a 3 piece bathroom and a large laundry room! Outside you have a 24x36 three car heated garage and a amazing 28x42 shop! Don't miss out on this amazing property and call today!!