



844007 Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2137402



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,574 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.91 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Private, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot tub, all existing window blinds, sheds, cell booster, 4 Swann security cameras

This gorgeous, custom built home located on a private 3.91 acre lot just minutes North of Peace River must be seen to be appreciated! Enjoy the peace and quiet of country living but don't sacrifice any of the conveniences of living so close to town. At over 1,500 square feet plus another 1,500 square feet in the fully finished basement, you and your family will get to enjoy over 3,000 square feet of total living space. Five bedrooms and three and a half bathrooms plus a den that could be utilized as a bedroom if you needed means there is a room for everyone in the family! A large open concept main living space provides a huge kitchen with spacious island and and lots of storage options. The dining room is adjacent as it the cozy living room with gas fireplace! Lots of windows give you plenty of natural light and make every space seem bright and airy. A main floor laundry adds plenty of convenience and there is a half bath for guests directly off of it. Down the hall are two bedrooms including the roomy primary suite with walk-in closet and a beautiful and bright ensuite. The basement boasts very high ceilings and large windows to allow for the natural light to flow in and make the space feel less "basement like". A huge rumpus room, three bedrooms, a full bathroom and den create very useable spaces. Rich hardwood floors, custom cabinets, air conditioning and so many more features will make you fall in love with this home. The yard is also gorgeously landscaped and has a tiered deck for outdoor entertaining. There is a hot tub, garden and ample parking for vehicles, RVs, boats and toys. Plus the property is set back in the trees off the road so that you can be tucked away in your private oasis. Add this one to your list-it will not disappoint!