



220037, 692 Road E  
Rural Northern Lights, County of, Alberta

MLS # A2138487



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.33 Acres		
<b>Lot Feat:</b>	Few Trees, Gazebo, Garden, Irregular Lot		

**Heating:** In Floor, Hot Water, Natural Gas

**Water:** Co-operative

**Floors:** Hardwood, Other, Tile

**Sewer:** Pump, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Jetted Tub, Open Floorplan

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Binds & Window Coverings, 1 Cabin, 1 Green House, 1 Gazebo, 1 Shed, 1 Natural Gas BBQ

Beautiful acreage developed into a park like setting! With 10.33 acres this acreage is just 8 miles East of Manning right on the pavement! Comes with a 26 yr old 1650 sq. ft. home with 3 bedrooms, 2 baths & a 28 x 30 attached garage! Home is in immaculate condition with Oak hardwood floors throughout, oak cupboards with upgraded counter tops, new flooring installed in the kitchen in the spring of 2024, sunken living room, vaulted ceilings, garden doors onto covered deck with metal railing, large ensuite off primary bedroom offering a walk in closet, jet tub and patio doors onto a private deck. Yard is totally landscaped with ornamental, evergreen and fruit trees throughout. There is a large garden area with a greenhouse. This acreage also has a 40' x 60' shop with metal clad inside, plumbed with water, cement floor with drain and overhead infrared heater and large overhead door. Very private and quiet acreage!