



GRASSROOTS
REALTY GROUP

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854018 RR215
Rural Northern Lights, County of, Alberta

MLS # A2147237



\$245,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,216 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Gravel Driveway, Off Street		
Lot Size:	7.04 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-85-21-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Block, Wood	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: NA

Rarely is an acreage put on the market with as shop at this value!! The home is a 3 bedroom 2 bath 1216 sq ft 1999 mobile with some new flooring and paint. Located approx 15-20 minutes north of Peace River, you will have proximity to the Mercer Pulp Mill, close the the CNRL work area and an easy commute to Peace River. With a 42 X 42 shop with a powered OHD and approx 14' ceiling and 7.04 acres you will be hard pressed to find more for less!!! With some TLC and your own personal updates you will find this can be a home that will create equity and serve as a comfortable acreage. Low taxes, private setting, only 2 miles of gravel +/-...you need to see the home and make your decision. The sign is up!!! Call today!!