



GRASSROOTS
REALTY GROUP

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#911016 Hwy 35
Rural Northern Lights, County of, Alberta

MLS # A2152378



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,385 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Oversized		
Lot Size:	12.00 Acres		
Lot Feat:	Cleared, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Laminate, Linoleum, Tile	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	9-91-23-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: None

If you have been looking for an Acreage close to town this one could be for you! Only 2 Miles South of Manning AB. Located right off the Mckenzie highway #35 it is a proposed 12 Acre subdivision with a 1385 sq. ft. 2006 Modular Home with a full finished basement! Home comes with 4 bedrooms, 3 full bathrooms, large master bedroom, walk in closet & ensuite, vaulted ceilings, open concept kitchen, dining area and living room! The finished basement offers a laundry room, office, large bedroom, and rumpus room! Lots of trees giving privacy and wind break, landscaped yard with lawn, garden area and fire pit! The size of the acreage allows you room to fence for livestock and pets of any type!