



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

925082, 232 Range Road  
Rural Northern Lights, County of, Alberta

MLS # A2172266



**\$295,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,262 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	2.25 Acres		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	34-92-23-W5
Exterior:	Vinyl Siding	Zoning:	Agricultural General
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Pantry, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Small Animal Shelter

This unique style two level home offers you 2104 sq. ft. on 2.24 acres located 10 miles north of Manning just off Highway 35. Featuring 5 bedrooms and 3 bathrooms. The basement is fully developed offering a suite with a kitchen, living room, bathroom and one bedroom accessible through a separate private entrance. This 36 yr old home has had many upgrades including new shingles, vinyl siding, luxury vinyl plank flooring, mostly new windows throughout, 2 x 8 treated basement walls having R28 factor insulation and a high-efficiency furnace. There is a nicely landscaped yard with a small animal shelter. This acreage is a must see to appreciate all it has to offer a growing family.