



GRASSROOTS
REALTY GROUP

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

921007 Highway 35
Rural Northern Lights, County of, Alberta

MLS # A2173611



\$597,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,400 sq.ft.	Age:	1997 (28 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	10.45 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete, Wood

Features: Ceiling Fan(s)

Water: Co-operative

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: N/A

A beautiful acreage located minutes from the Town of Manning. This 1408 sq. ft. bi-level home offering 6 bdms and 3 bathrooms has everything a growing family needs. Features include large entryway and island in kitchen, French Doors leading onto the covered back deck, recently installed new shingles, new vinyl plank flooring in the upstairs living room, large primary bedroom offers a 3 piece ensuite, fully finished basement with large open rec area as well as 3 bedrooms and 4 piece bathroom, underfloor heat and new vinyl plank flooring throughout. This home is hooked up to municipal water co-op. A 40 x 60 shop with underfloor heat, ceiling fans and large overhead door, a washroom and office can be found in the mezzanine. The yard is beautifully landscaped with a garden spot, fire pit as well as underground pet fence around the perimeter of the property, a well graveled yard leads to the shop. Only 2 miles North of the Town of Manning.