



**222 Range Road  
Rural Northern Lights, County of, Alberta**

**MLS # A2176349**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	9.40 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	CR2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Cable Not
<b>Features:</b>	Bar, Breakfast Bar, Open Floorplan, Stone Counters		

**Inclusions:** all existing window coverings, GDO and remotes, air Conditioner, Lorex cameras, Sonos system, wood shed, hot tub

Vacation at Home! This Wonderful home has so much to offer. Sitting on spacious wooded 9 acres there is room to roam. There is a deck that wraps around two sides of the Home, where you can enjoy the View. Inside you will enjoy the open floor plan including 3 bedrooms on the main floor, eat in kitchen with breakfast bar and living room where you can enjoy the warmth of the wood burning fireplace. The basement a games area, family room, bar area, 2 bedrooms and 3/4 bath. Also we can't forget about the laundry room which is located on the main floor just off the entrance to the large double attached garage. Enjoy the fire pit area year round and the lovely landscaped yard with paved pathway and paved aprons to the garage. All you have to do is move in and enjoy your Home!!! Call today ... Its waiting for you.