



GRASSROOTS
REALTY GROUP

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931010, 233 Range Road
Rural Northern Lights, County of, Alberta

MLS # A2178454



\$255,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,190 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Drive Through, Driveway, Parking Pad		
Lot Size:	4.99 Acres		
Lot Feat:	Garden, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Laminate, Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	9-93-23-W5
Exterior:	Stone, Vinyl Siding	Zoning:	A
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, See Remarks		

Inclusions: Freezer included is the chest freezer in the furnace room (has never been used by the seller but is assumed to work), 2nd fridge in basement is included. Washing machine is included but is sold as is (runs fine but a bucket of water needs to be added to each load). Whatever remains of the large loads processed firewood at the time of possession will be included.

Lovely acreage situated on a quiet dead end road just a few minutes North of Manning. As soon as you enter this home you will notice the spacious kitchen which is well set up and complete with large pantry and ample counter tops. The kitchen opens up to a great shared dining and living space perfect for large gatherings with family and friends! Complete with large windows to let the sunlight flow in and newer wood stove to warm the space on those colder winter nights. There are 2 bedrooms and a full bathroom on the main level. In the basement you will find a second bathroom with another large bedroom which could easily be divided into 2 bedrooms. The main area in the basement is partially finished with enough space for a second family room. There is also a spacious shared laundry and furnace room with room for additional storage. The home is complete with high efficiency furnace. The yard outside is nicely set up with a U shaped driveway, screened in gazebo so you BBQ and can gather outside without the bugs, garden and green house. There are also 2 large dugouts, sheds and a large tarp shed for additional storage. Check out the 360 media tour available in the media section! Floor plans now available in the photos section!