



**GRASSROOTS**  
REALTY GROUP

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893029 Rge Rd 232  
Rural Northern Lights, County of, Alberta

MLS # A2183885



**\$365,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	11.79 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** All wooden out buildings, 2 - 1200 gallon water tanks and hose

Here is an 11.79 acre acreage currently operating a 2 acre market garden with a heated kitchen facility and cooler with overhead door for prepping produce/products. This property comes with a 2009, 20 wide modular home offering 3 bedrooms and 2.5 baths. Some features of this home are walk-in closet and ensuite in the large primary bedroom, large entry way with half bath and laundry room, walk in pantry, open concept kitchen/dining room with vaulted ceilings. There are some outbuildings including a barn, chicken house and smoke house. This property is all fenced with a water supply for your pets or livestock as well as for the 2 acre large garden area which is prepped with water tank and hoses for easy irrigation. Located 2 miles East on the Deadwood 690 paved highway and 1/2 mile south.