



**GRASSROOTS**  
REALTY GROUP

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234076 Township Road 854  
Rural Northern Lights, County of, Alberta

MLS # A2209636



**\$319,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,376 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	11.02 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Level, Secluded, Subdivided, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture General
Foundation:	Other	Utilities:	-
Features:	See Remarks		

**Inclusions:** Sectional, side tables, primary bedroom main dressers and side tables, armoire in bedroom at the end of the hall, dining room table and chairs, 2 patio tables and 4 chairs, treadmill, exercise equipment, kid's sandbox, John Deere ride on mower

Private & Serene Acreage Living &ndash; 4 Bed, 1 Bath Home on 11.02 Acres! Welcome to your peaceful country retreat! Nestled on 11.02 acres of lush, private land, this charming 4-bedroom, 1-bathroom home offers the perfect blend of comfort, space, and opportunity. Whether you're looking to start a hobby farm, plant a large garden, or simply enjoy the tranquility of rural living, this property has it all. Surrounded by mature trees for natural privacy, the acreage features plenty of room for animals, expansive gardening potential, and space to roam. The home is cozy and welcoming and has undergone extension renovations and updates in recent years offering a great foundation to make your own, with ample space for family or guests. The bedrooms are all generous in size and the main living area is a great example of open concept living while also offering great natural light from all of the windows. Step outside to the covered deck which also wraps around the front of the home. A chicken coop and several outbuildings give you great storage options. Enjoy the quiet serenity of nature while still being within easy reach of local amenities. This is your chance to own a piece of the countryside and create the lifestyle you've always dreamed of. Don't miss out on this rare opportunity&mdash;schedule your private showing today and imagine the possibilities!