



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

235037 Township road 844
Rural Northern Lights, County of, Alberta

MLS # A2250984



\$190,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	768 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	2.03 Acres		
Lot Feat:	Cul-De-Sac, Few Trees, Lawn, Level, Rectangular Lot		

Heating:	Central, Electric, Natural Gas, Wall Furnace	Water:	Well
Floors:	Laminate	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-84-23-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: N/A

Built in 1989, this two-bedroom home on 2 acres is ready for new owners! Everything is conveniently on one level, featuring 2 bedrooms, 1 bathroom, eat-in kitchen that flows into the living room and newer windows throughout. Located just 15 minutes north of Grimshaw in the Warrentsville area, this property offers the peace of country living with the convenience of being close to town. Outside, there's plenty of space for parking, a yard to enjoy, and even potential for keeping a few animals. Whether you're looking to downsize, purchase your first home, or enjoy some extra room outdoors, this property is worth a look! Text or call to arrange a viewing.