



913007, Range Road 222  
Rural Northern Lights, County of, Alberta

MLS # A2265457



**\$715,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	11.60 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Private, Treed		

**Heating:** Forced Air, Natural Gas, Wood

**Water:** Co-operative

**Floors:** Hardwood, Tile

**Sewer:** Septic System

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** 23-23-22-W5

**Exterior:** Wood Frame

**Zoning:** CR

**Foundation:** Poured Concrete, Slab

**Utilities:** -

**Features:** French Door, Open Floorplan, See Remarks

**Inclusions:** log cabin sauna building, playhouse, heated dog house, Sea-Can building, outside wood boiler for heating, greenhouse, shed

Discover the perfect blend of space, comfort, and functionality ideal for families, or anyone seeking a peaceful retreat. Step inside this spacious three-bedroom, two-bathroom arch-rib home and immediately feel at ease. The open-concept main floor features high ceilings, expansive windows, and a bright, welcoming layout. The large kitchen, family and dining area offer plenty of room for everyday meals or entertainment. French doors open to the south-facing back deck, perfect for sunset barbecues and outdoor gatherings. Upstairs, the primary bedroom impresses with a walk-in closet, five-piece bathroom and a private balcony where you can enjoy stunning country views and your morning coffee or evening unwind. A bonus loft area with railings overlooks the lower level, adding a touch of charm and versatility. Two additional bedrooms, family room and a full bathroom complete the main level. Past updates include newer windows, metal siding, French doors on the south side, updated kitchen cabinets, and a Blaze King wood stove in the entryway. The home has been exceptionally maintained and shows pride in ownership throughout. The impressive 30 x 50 metal-clad shop is fully equipped with in-floor heat, a mezzanine, and two powered overhead doors-ideal for business use, projects or extra parking space. Additional outbuildings include a long cabin sauna with cedar finishings, a shed with attached pole sheds on each side, a cedar greenhouse, and a Sea-Can building set up with radiant heat system, optional to connect. This property is connected to a water co-op system and features an outdoor wood boiler that can heat both the house and shop, if connected. The beautifully landscaped yard includes a garden area, creating a picturesque country setting. A true real gem-perfect for raising a family, running a home business, or simply enjoying the quiet

beauty of country living. Note: This property is in the process of having the subdivision completed. Everything is approved, just waiting for transfer. Taxes to be determined once the subdivision is final.