



GRASSROOTS
REALTY GROUP

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

MLS # A2296934



\$340,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	11.79 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Front Yard		

Heating:	Central	Water:	Cistern
Floors:	Laminate	Sewer:	Pump
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	H-R1B
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub		

Inclusions: chicken coop and shed

Discover the perfect blend of country living and functionality on this beautiful 11.8-acre property. Featuring a well-maintained 1,520 sq ft, 20-wide mobile home, this residence offers space and a practical, open layout ideal for family living. The home is thoughtfully designed with comfortable living areas, a bright interior, and plenty of room to accommodate everyday life. The property is well set up for rural living and hobby farming, highlighted by a 24' x 40' detached garage—perfect for parking, storage, or use as a workshop. A large chicken coop provides an excellent opportunity for raising poultry, while an additional shed offers convenient storage for tools, equipment, and outdoor essentials. With 11.8 acres at your disposal, there is ample room for animals, gardening, recreational use, or future development. The dugout adds both practicality and natural appeal, serving as a water source for livestock or enhancing the scenic landscape. Surrounded by open space and peaceful views, this property offers privacy and a true country lifestyle while still providing all the key features needed for day-to-day living. Whether you're looking to start a hobby farm, enjoy more space, or simply escape the hustle and bustle, this versatile acreage presents a fantastic opportunity to make it your own.