



GRASSROOTS
REALTY GROUP

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852005 Range Road 240
Rural Northern Lights, County of, Alberta

MLS # A2299173



\$195,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	924 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	10.03 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees		

Heating:	None	Water:	Well
Floors:	Subfloor	Sewer:	Open Discharge, Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Fantastic opportunity to own a newly subdivided 10-acre parcel ideally located just 30 minutes from Peace River AB and 20 minutes to Grimshaw, Alberta. This property is already well-equipped with essential services and features including large garage/shop, well, septic system, power, and natural gas—making it the perfect foundation to build your dream acreage. The large detached double car garage approx 1000+ sq ft with an addition of about ~500 sq ft will provides an excellent space for storage, projects, or a home-based business plus has partial in floor electric heat. An older mobile home is also on site and has been only used for storage in recent years. With utilities in place and plenty of space to develop, this is a rare chance to create a custom rural property without the hassle and expense of starting from scratch. Ideal for those looking for privacy, space, and potential in a peaceful country setting.. With the applicable development plan you may be able to create your living accommodations in the large garage area or utilize the existing mobile site and bring on your own modular or mobile. The sign is up call today