



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

911052 Rge Rd 234
Rural Northern Lights, County of, Alberta

MLS # A2300543



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	900 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	18.00 Acres		
Lot Feat:	Farm, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	8-91-23-W5
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

Country Living only 2 1/2 Miles from the town of Manning! This proposed Acreage is in the development stages but move in Ready once an agreement can be reached! The acreage will be approximately 18 acres and comes with 988 sq. ft. home with 3 bedrooms 2 full baths! Home was moved on the property recently so basement is newer! Comes with Newer natural gas furnace and water heater, county water is installed! Also has a 36' x 56' Metal clad Shop, insulated heated and Cement Floor with a 16'x20' Overhead door & plumbed for Water & Sewer! Acreage comes with some fencing, Corrals, lean-to & water hydrant for livestock, also has a large Dugout for livestock and garden water supply! Acreage is set up nicely for all your pets and livestock! Only 2 1/2 miles SW of Manning AB.