



GRASSROOTS
REALTY GROUP

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913036, Rge Rd 240
Rural Northern Lights, County of, Alberta

MLS # A2302488



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,226 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.20 Acres		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, No Back Lane, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Other, Pump
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Peaceful country living just minutes from Manning. Welcome to this beautifully updated 5 bedroom, 2 bathroom split entry home situated on 2.3 acres, just 7 kms West of the Town of Manning. Built in 1981 and offering 1226 sq. ft of thoughtfully designed living space, this property combines the charm of country living with modern upgrades and conveniences. Step inside to an inviting open-concept layout featuring a bright kitchen, dining and living area - perfect for family life and entertaining. The kitchen was fully renovated in 2019 with stylish new cabinetry, offering both functionality and fresh modern feel. The main level includes spacious bedrooms and convenient bathroom, while the fully finished basement provides additional living space with 2 bedrooms, 3 piece bathroom (renovated in 2023), laundry area and a cozy family room. There is no shortage of storage though out the home. Enjoy peace of mind with numerous recent upgrades, including new furnace and hot water heater, durable tinned roof (2024) and a new auto pump sewer system (2025). Outside the fully landscaped yard is ready to enjoy, complete with a fire pit area, an 8 x 10 shed and private 3 person hot tub with a privacy screen - perfect for relaxing evenings under the stars. The paved driveway and access to town water add extra convenience, while the attached double garage provides ample parking and storage. This move-in-ready acreage offers the perfect blend of space, privacy, and modern updates all within a short drive to town amenities.