



GRASSROOTS
REALTY GROUP

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30, 8500029 Range road 220
Rural Northern Lights, County of, Alberta

MLS # A2305292



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.67 Acres		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air
Floors:	Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	Well
Sewer:	Open Discharge
Condo Fee:	-
LLD:	6-85-21-W5
Zoning:	Residential
Utilities:	-

Inclusions: n/a

Welcome to this picturesque 4.67-acre acreage, where privacy and natural beauty come together in perfect harmony. Surrounded by stunning mature trees, this property offers a peaceful, park-like setting with plenty of space to relax, explore, and enjoy country living at its finest. The charming 1,265 sq. ft. home features 4 bedrooms and 2.5 bathrooms, making it ideal for families or those looking for extra space. Inside, you'll find a warm and inviting layout with comfortable living areas and plenty of natural light throughout. This home has seen numerous important upgrades, including newer windows, siding, and shingles, ensuring both curb appeal and long-term durability. Mechanical updates include a newer furnace and hot water tank, providing added peace of mind for years to come. The property is serviced by a reliable well with excellent water quality. Outside, the 26' x 24' detached garage offers ample space for parking, storage, or a workshop. The expansive yard is beautifully treed, creating a private oasis with room for gardening, recreation, or simply enjoying the tranquility of rural life. If you've been searching for a well-maintained acreage with mature landscaping, functional upgrades, and a serene setting, this property is a must-see.