



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225040 Township Road 842
Rural Northern Lights, County of, Alberta

MLS # A2307950



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,516 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	43.74 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No N		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: ICF Block

Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: A

Utilities: -

Inclusions: Fridge, stove, washer and dryer in the shop, pool table in the shop, sea can and lean-to in the yard, greenhouse, chicken coop, tarp shed, generator in the garage

Escape to your own private retreat with this stunning custom-built home set on 43.74 acres of beautifully treed land. Tucked away at the end of a winding driveway, this property offers unmatched privacy and a true sense of serenity, all surrounded by nature. From the moment you arrive, the exceptional curb appeal stands out, with striking stone accents and thoughtfully designed landscaping that perfectly complement the natural setting. Step inside and you're welcomed by a bright, spacious interior filled with custom details and quality craftsmanship throughout. The heart of the home is the expansive, chef-inspired kitchen, offering an abundance of workspace, premium finishes, and room to gather—perfect for both everyday living and entertaining. The inviting great room is anchored by a cozy wood-burning fireplace, enhanced by a one-of-a-kind waterfall feature that creates a warm and memorable focal point. The main floor offers three well-appointed bedrooms, while an oversized fourth bedroom above the garage provides added flexibility and includes its own 3/4 bathroom—ideal for guests, a private office, or a bonus living space. The primary suite is a peaceful haven, generously sized and designed to take full advantage of the picturesque views over the beautifully landscaped backyard. Car enthusiasts and hobbyists will appreciate the triple attached heated garage, along with the impressive 40' x 60' shop. One side is fully finished and heated, complete with a 3/4 bathroom, laundry area, and an upper-level games room or office—perfect for a home-based business, studio, or ultimate hangout space. The other side offers uninsulated storage with a gravel floor, ideal for equipment and additional storage needs. Outdoors, the property continues to impress with a variety of thoughtfully developed spaces.

Enjoy gardening in the large garden and greenhouse, take advantage of the dugout area with potential for a private skating rink, and make use of multiple storage sheds. Whether you're looking to relax, work, or play, this acreage offers endless possibilities. A rare opportunity to own a truly special property that seamlessly blends comfort, function, and natural beauty—this home must be seen to be fully appreciated.