



GRASSROOTS
REALTY GROUP

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245012 Highway 737
Rural Northern Lights, County of, Alberta

MLS # A2308490



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,989 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	34.27 Acres		
Lot Feat:	Pasture, Private		

Heating:	Pellet Stove, Wood, Wood Stove	Water:	Cistern, Well
Floors:	See Remarks	Sewer:	Septic Needed
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log, Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity knocks with this expansive acreage set on 34.27 acres of gently rolling pasture land! If you've been searching for a property with serious potential, this one delivers in a big way. The oversized log home offers a solid starting point, complete with a durable tin roof and an unfinished walk-out basement that opens the door to significantly more living space. With great bones already in place, this home is ready for someone with vision to bring it to life. Yes, the property requires work—but the fundamentals are all here. Services include a well and cistern, septic system, and power already on site. Natural gas is available at the property line, giving you the option to connect and add further value and convenience. Beyond the main home, you'll find a second homesite currently occupied by an older mobile home that needs to be removed. This space presents a fantastic opportunity to build a shop, add a manufactured home, or create a secondary living area tailored to your needs. Located right along pavement for easy, year-round access—no gravel roads to contend with—this property combines size, location, and potential into one compelling package. A large home on a large parcel means endless possibilities for the right buyer willing to roll up their sleeves. Bring your ideas, your tools, and your ambition—this is your chance to create something truly special!