



GRASSROOTS
REALTY GROUP

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861070 Hwy 743
Rural Northern Lights, County of, Alberta

MLS # A2308702



\$302,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	860 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	29.92 Acres		
Lot Feat:	Back Yard, Greenbelt, Many Trees, Pasture, Secluded		

Heating:	Forced Air, Other, Propane	Water:	Cistern
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	8-86-21-W5
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Block, Other	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: shed/playhouse

Great little acreage with nearly 30 acres located just north of Leddy Lake on Hwy 743. The property has a cozy 1 bedroom home set in a beautiful private forest of trees with a small field which could be great to grow some hay or pasture some horses as it is fenced. The home has a good sized wrap around deck and has had lots of recent upgrades that include updated flooring, bathroom as well as a nice bright kitchen with a good sized island. This could be a great starter acreage that offers lots of privacy and is not too far from town.