



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

935004 Rge Rd 232
Rural Northern Lights, County of, Alberta

MLS # A2314480



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,700 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	13.57 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Landscaped, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	34-93-23-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Walk-In Closet(s)		

Inclusions: None

Here is your chance for "Country Living"! Property consists of 13.57 Acres with well kept older two Storey 1700 Sq. Ft. Home with 3 bedrooms 1 1/2 baths! Recent upgrades include new deck, furnace & walk in closet in Master Bedroom as well as on going renos! Also comes with 2 car detached garage, Large Hip Roof barn & other wooden storage sheds and out buildings! Beautiful landscaped Acreage with garden area, large dugout for watering livestock or pets with lots of area to fence for pasture! Only 2 miles from Wes Fraser Saw Mill, and close Condy Meadows golf course!