



GRASSROOTS
REALTY GROUP

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220075 TWP RD 850
Rural Northern Lights, County of, Alberta

MLS # A2316118



\$175,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,200 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	9.75 Acres		
Lot Feat:	Many Trees, Private, Treed		

Heating:	Other	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	36-84-22-W5
Exterior:	Vinyl Siding	Zoning:	Agriculture Restricted
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	n/a
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Opportunity awaits just 10 minutes from Peace River! Situated on just under 10 acres of fenced land, this property offers endless potential for those looking to build their dream home, establish a business, or take on a renovation project. With power and natural gas already on the property, much of the groundwork is in place. The existing home is a fixer-upper, an excellent opportunity for investors, renovators, or anyone looking to add value. Enjoy the space, privacy, and flexibility of acreage living while remaining conveniently close to town. A great location with plenty of possibilities, book your showing today!