



GRASSROOTS
REALTY GROUP

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235018 Township 844
Rural Northern Lights, County of, Alberta

MLS # A2321021



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	6.70 Acres		
Lot Feat:	Brush, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-84-23-W5
Exterior:	Wood Frame	Zoning:	CR General
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Shed & 20' Seacan

This beautiful property located 10 minutes north of Grimshaw has 6.7 acres and a 2007 double wide 1520 sqft modular with air conditioning on it. Coming down the driveway you will see tons of space for the kids to play. Headed up the walk way into the house you will find a beautiful home with an open concept living room and large spacious kitchen perfect for entertaining. On one end of the home you have a large primary bedroom with a 4 piece ensuite and walk in closet. On the other end of the home you will have 2 more bedrooms and a 4 piece bathroom. Outside you have a firepit area, large shed and a 20' sea can. Don't miss out on this amazing property and call today for a viewing!