



**GRASSROOTS**  
REALTY GROUP

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851029 Range Road 220  
Rural Northern Lights, County of, Alberta

MLS # A2322951



**\$925,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Acreage with Residence, Bi-Level                                        |        |                   |
| Size:     | 2,532 sq.ft.                                                            | Age:   | 1999 (27 yrs old) |
| Beds:     | 4                                                                       | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated |        |                   |
| Lot Size: | 79.48 Acres                                                             |        |                   |
| Lot Feat: | Back Yard, Cleared, Front Yard, Lawn, Views                             |        |                   |

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Vinyl

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 7-85-21-W5

**Exterior:** Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage

**Inclusions:** Sheds Hot Tub (as is - winterized not used)

Experience country living at its finest on this stunning 80 acre m/l property located just 15 minutes from Peace River. Offering over 2,500 sq. ft. of living space, this impressive home features a fully developed walkout basement, 4 bedrooms, 4 bathrooms, and breathtaking views of the Peace River Valley - with the home situated overlooking the land the views are expansive and stunning especially from the sun room/hot tub/rear deck of the home - this is a private retreat at its finest. The spacious primary sleeping chamber is over 600 sq. ft. and includes a large 3-piece ensuite and walk-in closet/laundry room. Comfort is ensured year-round with in-floor boiler heat in the basement walkout, forced-air heating for the main floor with central air conditioning. The home also offers the convenience of a second laundry area, making it ideal for larger families or multi-generational living. Numerous updates have been completed within the past five years, including paint, flooring, shingles, fixtures, appliances, and air conditioning. Outside, approximately 45-50 acres are open and currently suited for pasture or grazing. The property is well-equipped with a 48' x 32' heated shop featuring in-floor heat and a 2-piece bathroom, a 30' x 25' heated attached garage, and a 32' x 26' detached garage with power. For those seeking a hobby farm or country lifestyle, the property also includes fenced pasture areas, an open-faced barn, garden space, and a chicken coop. The combination of productive land, exceptional outbuildings, modern updates, and spectacular valley views makes this a rare opportunity in the Peace River area. A truly outstanding acreage offering space, privacy, functionality, and some of the finest views the region has to offer. The sign is up!! Call or text today!!

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