



36 Aspen Way
Rural Northern Lights, County of, Alberta

MLS # A2325073



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,967 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	3.21 Acres		
Lot Feat:	Back Yard, Brush, Landscaped, Lawn, Many Trees, Private, Sloped Down, Ur		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	COUNTRY RESIDENTIAL REST
Foundation:	ICF Block	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Open Floorplan, Tankless Hot Water		

Inclusions: Tree fort , wood shed

This beautiful property located minutes out of Peace River nestled in Aspen grove Estates has pavement most of the way to the property! This 1964 square foot home is sitting on 3.21 acres! This custom 2 storey A frame build is sitting on a ICF basement that is partially finished. Walking up the wrap around deck heading into your beautiful home you will come around the hall into your amazing vaulted ceiling open concept living room, dining room and gorgeous spacious kitchen! Also on your main floor you have a large primary bedroom with large closets and a full ensuite and main floor laundry with a half bath. Upstairs you have 2 more large bedrooms, a full bath and a living room/ rec room with massive windows overlooking the yard. Downstairs in your full basement that is partially finished. It has a additional bedroom, massive living area and has a roughed in area for another bathroom! Outside you have tons of space for the kids to play! Also there is RV hookup and tons of space for the toys and equipment as well. With all that what more could you ask for.... How about a 30x40 heated shop!! This shop with tin inside and outside, 220 power, IN floor heat, mezzanine, oil/diesel forced air heat as well with a concrete apron out-front with 12 foot high door and a 8 foot high door. Don't miss out on this amazing property and call today for a viewing!