



GRASSROOTS
REALTY GROUP

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925082 Range Road 232
Rural Northern Lights, County of, Alberta

MLS # A2331677



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,104 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	2.24 Acres		
Lot Feat:	Back Yard, Garden, Secluded		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-92-23-W5
Exterior:	Vinyl Siding	Zoning:	Ag General
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Separate Entrance		

Inclusions: shed, greenhouse, storage shed, small pole shed

Tucked away on a quiet road just off highway #35, north of Manning, this beautiful 2.24-acre acreage offers the perfect blend of peaceful country living and comfort. With municipal water and numerous recent upgrades, this move-in-ready property has very little left to do. Recent improvements include central air conditioning, updated appliances, a new septic system with an overflow alarm, and many previous upgrades such as shingles, siding, luxury vinyl plank flooring, most windows, 2x8 treated basement walls with R-28 insulation, and a high -efficiency furnace. The main floor features a welcoming living room, a spacious kitchen and dining area, a 4-piece bathroom, a primary bedroom, convenient main-floor laundry, and a generous entry/mudroom. Upstairs, you will find three generously sized bedrooms, a 3-piece bathroom, and a bright bonus area that's perfect as a family room, playroom, home office or a study space. The fully developed lower level offers excellent flexibility with a Mother-in-law style suite featuring a separate entrance, in-floor heating, a bedroom, a large family room, a 3-piece bathroom, and its own laundry area-ideal for extended family guests, or potential rental income. If you've been dreaming of an acreage without sacrificing comfort or convenience, this exceptional property may be the perfect fit for you. Enjoy the peace and privacy of rural living while remaining just minutes from the amenities of Manning.