



GRASSROOTS
REALTY GROUP

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5B 844071 HWY 743
Rural Northern Lights, County of, Alberta

MLS # A2332190



\$439,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	9.56 Acres		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	See Remarks	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-84-22-W5
Exterior:	Mixed	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this versatile acreage offering tremendous potential located 10 minutes from Peace River on Webberville road. This nearly 10 acre unique setup includes a well-maintained 3bedroom, 2 bathroom mobile home, a gutted older home ready for your vision, a large 42x30 shop with 14' sliding door, a 26x30 double garage, and additional outbuildings. Step inside the bright open 1520sqft mobile home featuring a nice modern kitchen. The large primary bedroom includes a walk in closet and private ensuite, while two additional bedrooms and full bathroom are located at the opposite end of the home. New flooring and fresh paint were completed in 2019 and roof in 2022, giving the home a clean, move-in-ready feel. The other home built in 1967, has been taken back to the studs and is ready for a new chapter, it comes with all new windows and features a reinforced north basement wall with blue skin and weeping tile surrounding the entire foundation, as well as the roof redone in 2023 - a great project for the handy buyer looking to create additional living space, or investment opportunity. Power and gas to all these buildings and there was a new well was drilled in 2020. This property offers excellent proximity to town while still providing the space and flexibility that acreage living is known for. Whether your looking for a comfortable primary residence with room to expand or a project with strong potential, this acreage checks many boxes. Don't miss the opportunity to make this versatile property your own.