



GRASSROOTS
REALTY GROUP

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17A 232051 920 Township
Rural Northern Lights, County of, Alberta

MLS # A2333144



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,933 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.32 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	residential
Foundation:	Piling(s)	Utilities:	-
Features:	Central Vacuum, French Door, Jetted Tub, Open Floorplan		

Inclusions: shed on the north side, a 48' and 70' TV's

Welcome to quiet country living at its finest! Ideally located just minutes from town, this exceptional 4.32-acre property offers the perfect blend of rural freedom, comfort and convenience. Built in 2006, this spacious, 1,933 sq. ft. fully finished modular home features 3 bedrooms, 2.5 bathrooms, a heated detached garage and an impressive 50' x 80' heated shop - an ideal property for families, hobbyists, or business owners alike. Step inside to a welcoming, oversized foyer with abundant storage, laundry area and a convenient 2-piece bathroom. The heart of the home is the beautifully updated kitchen, complete with tiled backsplash, stainless steel appliances, gas burner, pull-out drawers, a pantry, appliance cupboard, built-in microwave, and a large island with an eating bar-perfect for family gatherings and entertaining. French patio doors off the dining area open onto a composite deck overlooking the beautifully landscaped yard, creating a peaceful outdoor retreat. The warm and inviting living room features a cozy gas fireplace with custom build-in cabinetry on both sides and large windows that fill the space with natural light. The home offers three generously sized bedrooms, including a spacious primary bedroom featuring a beautifully updated ensuite with a stand-up shower, relaxing soaker tub, and walk-in closet. A comfortable family room just off the kitchen provides additional living space for movie nights, a playroom, or extra living area. Enjoy year-round comfort with central air conditioning and numerous recent updates, including French patio doors, stainless steel kitchen appliances, washer and dryer, luxury vinyl plank flooring, window blinds, and new furnaces in both the home and shop. The shop has also been upgraded with a new boiler system and radiant heating tubes. Designed for both work and recreation, the outstanding

50' x 80' heated shop is sure to impress. It features in-floor heat, two radiant heat tubes, a concrete floor, three 14' x 16' overhead doors, two-man doors, two offices, a mechanical room, a mezzanine storage, coffee area and a 2 piece bathroom. Whether you're a business owner or simply need exceptional workspace, this shop is built to meet your needs. Offering the perfect combination of comfortable family living, outstanding workspace, peaceful country surroundings, this remarkable acreage truly allows you to live, work and play-all in one exceptional property. Call today to arrange your private viewing!