



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

861023 RR 214
Rural Northern Lights, County of, Alberta

MLS # A2334106



\$640,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage		
Lot Size:	12.00 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Secluded		

Heating: In Floor, Forced Air, Hot Water, Natural Gas

Water: Co-operative

Floors: Carpet, Vinyl Plank

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 9-86-21-W5

Exterior: Wood Frame

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: Stand up freezer, window blinds, greenhouse, garden shed, all existing playground items and all existing outbuildings

BIG HOME, BIG SHOP, BIG VIEWS & TOTAL PRIVACY! This impressive acreage package has it all—approximately 1,600 sq. ft. on the main floor, fully finished on two levels, 5 bedrooms plus an office/6th bedroom, 4 bathrooms, a 28' x 28' attached garage and an incredible 42' x 30' heated shop! The bright, open-concept main floor features a recently upgraded kitchen with a large island, pantry, plenty of cabinetry and storage, plus spacious dining and living areas. Numerous upgrades have been completed throughout, including the kitchen, bathrooms and interior finishes. A large, recently refurbished partial wraparound deck provides even more space to entertain or simply enjoy the outstanding space! Downstairs delivers serious family and entertaining space with a large recreation area, private theatre room, additional bedrooms and excellent storage. In-floor heating adds comfort throughout the home. Need shop space? The 40' x 32' shop features 16' ceilings, a massive 14' x 18' overhead door and in-floor heat—ideal for trucks, equipment, RVs, toys or a home-based business. The 28' x 28' attached garage is also plumbed for in-floor heat and currently has natural gas forced-air heat. Located at the end of the road, this property offers exceptional privacy. The home sits high on the land, capturing spectacular views toward the Peace River Valley. Proposed subdivision will provide approximately 10–12 acres, giving you room to enjoy country living without taking on a full quarter section. If you have been waiting for an acreage that combines a large upgraded home, serious shop space, acreage, privacy and incredible views, this one deserves a look an additional bonus is the property comes with water co-op already connected! Take look at the virtual tour of the

property and you will see for yourself how magnificent the home is