

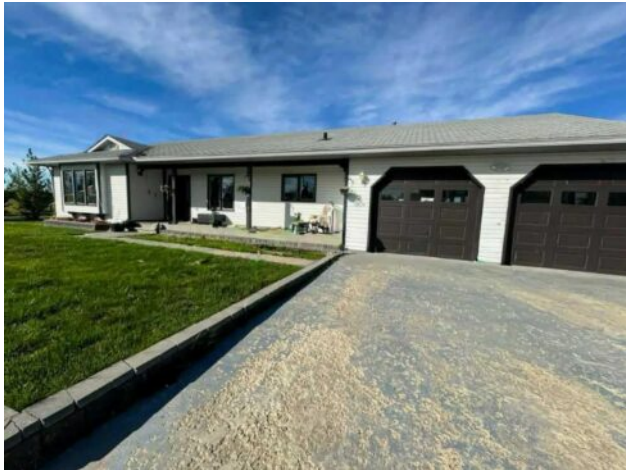


GRASSROOTS
REALTY GROUP

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930036 232 Range Road
Rural Northern Lights, County of, Alberta

MLS # A2336917



\$497,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,377 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	23.03 Acres		
Lot Feat:	Few Trees, Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Concrete, Laminate, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Two Pole Sheds, 1 shed, 2 Wooden Granaries and Barn, Central Vac and all attachments

Escape to the perfect blend of country living and modern comfort with this beautifully developed 23 acre property, ideally located just 10 minutes North of Manning with convenient access right off Highway 35. This spacious 3 bedroom, 3 bathroom home is fully finished and thoughtfully designed for family living and entertaining. The bright, open-concept main floor features a large kitchen with abundant counter space, flowing seamlessly into the dining and living areas. Step out from the dining room onto the covered front deck- perfect for relaxing with your morning coffee or hosting BBQs with plenty of room for patio furniture. The primary bedroom offers a fully renovated walk-in shower, creating a private retreat. Downstairs, you will find a generous family room along with a versatile bonus room that could easily serve as an additional bedroom, plus ample storage space and a cold room - ideal for canning and preserving your garden harvest. The attached heated double garage is a standout feature, complete with a cement floor, overhead radiant heat and 220 volt power for welding or workshop needs. Outside, the property is well equipped for hobby farming or simply enjoying the space, with a barn, two pole sheds, wooden granaries and a small shed. A large garden area with established raspberries and saskatoon bushes adds to the charm and functionality. County water co-op is already in place. This is a fantastic opportunity to enjoy peaceful acreage living with all the amenities you need - space, comfort and endless potential.