



GRASSROOTS
REALTY GROUP

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37, 843058 Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2342292



\$515,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,491 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	3.81 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Private acreage living just minutes from Peace River! If you've been dreaming of more space, more privacy and a little breathing room without giving up the convenience of town, this spacious bungalow-style home on 3.81 acres deserves a look. Set amongst a beautiful mix of mature trees and open yard, the property offers that wonderful balance of privacy and usable outdoor space. There is plenty of room for a large lawn, gardens, outdoor entertaining and all the possibilities that come with acreage living, while the surrounding trees create a peaceful sense of separation from the neighbours. Inside, the generous home offers an impressive four bedrooms and two and a half bathrooms, providing plenty of room for family, guests or those simply wanting space to spread out. The main living areas feature an inviting open-concept design that makes everyday living and entertaining easy, while additional formal spaces add versatility and character. A sunken living room creates a distinct and comfortable gathering space, while the spacious formal dining room is ready for everything from family celebrations to special dinners with friends. The thoughtful layout continues through the back hall, where you'll find excellent practical space including storage, the utility room and laundry room, along with convenient access to the double attached garage. Whether you need a sheltered place to park, room for recreational equipment or simply appreciate having abundant storage space, the garage adds valuable flexibility to the home. Outside, there is plenty of room to enjoy the peaceful surroundings, cultivate gardens, let the kids or pets play, or simply relax and take in the privacy that comes with acreage living. And with Peace River only a short drive away, you can enjoy the serenity of country living while keeping the amenities, services, shopping and

conveniences of town comfortably within reach. Space, privacy, functionality and a convenient location come together beautifully here. While this house is going to need some work and a creative eye, the potential far outweighs that. Come see what acreage living could look like for you — call today to find out more!