



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

913036 Range Road 240
Rural Northern Lights, County of, Alberta

MLS # A2343293



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,232 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.30 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Paved, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Metal

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: Co-operative

Sewer: Other, Pump

Condo Fee: -

LLD: -

Zoning: CR

Utilities: -

Inclusions: shed, portable pantry

Experience peace and privacy with this inviting acreage nestled in the valley along the Notikewin River, just a short drive from Manning. Situated on 2.3 landscaped acres, this well-maintained bi-level home may be exactly what you have been waiting for. The main level features a comfortable living room filled with natural light, hardwood flooring, and a fully renovated kitchen with new cabinetry, backsplash, and appliances. Three bedrooms and a four-piece bathroom complete this level. Just off the dining area, the private deck provides the perfect setting for entertaining, enjoying your morning coffee, or simply taking in the peaceful natural surroundings. The lower level offers a spacious family room with a natural gas fireplace, two additional bedrooms, a laundry room, and a three-piece bathroom with a walk-in shower updated in 2023. Other recent improvements include the furnace, hot water tank, metal roof, and a new automatic sewer pump system. Outside the yard provides plenty of space for children to play, gardening, outdoor activities, or simply enjoying the beauty of country living. A paved driveway and convenient proximity to Manning add to the property's appeal. This tranquil acreage is ready for you to move in and begin enjoying everything rural living has to offer.