



GRASSROOTS
REALTY GROUP

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841077 Hwy 743
Rural Northern Lights, County of, Alberta

MLS # A2344150



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,294 sq.ft.	Age:	1925 (101 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	20.81 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AG General
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry		

Inclusions: None

RARE 20+ ACRE PROPERTY JUST 3 MILES FROM PEACE RIVER! Finding this much land this close to town is a rare opportunity. Offering over 20 acres, an almost 2,300 sq. ft. 2 storey home and substantial outbuildings, this property delivers the space and privacy of country living without giving up the convenience of being minutes from Peace River. The 5-bedroom, 2-bathroom home features a large partially wraparound covered veranda and is surrounded by mature spruce and poplar trees, creating a private, sheltered setting. The property is well suited for horses, livestock or a hobby farm, with multiple watering hydrants - the home has co-op water supply already in place, newer shingles, small detached garage plus numerous other outbuildings. The outbuildings are another major advantage, including a 24' x 72' barn with power and a massive 28' x 98' Quonset with power and a concrete floor - excellent workshop and storage area. There is plenty of room for animals, equipment and recreational toys. Over 20 acres only 3 miles from Peace River!!! - properties offering this amount of land in a location this close to town don't come along often. If acreage size, privacy, outbuildings and location are at the top of your list, this property deserves your attention.