



**GRASSROOTS**  
REALTY GROUP

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#13, 842052 Range Road 241  
Rural Northern Lights, County of, Alberta

MLS # A2348241



**\$370,000**

|           |                                                                   |        |                   |
|-----------|-------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                              |        |                   |
| Type:     | Residential/House                                                 |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence                         |        |                   |
| Size:     | 1,880 sq.ft.                                                      | Age:   | 2016 (10 yrs old) |
| Beds:     | 1                                                                 | Baths: | 1                 |
| Garage:   | RV Access/Parking, RV Garage                                      |        |                   |
| Lot Size: | 3.16 Acres                                                        |        |                   |
| Lot Feat: | Back Yard, Brush, Cul-De-Sac, Front Yard, Lawn, Level, Many Trees |        |                   |

|             |                      |            |                           |
|-------------|----------------------|------------|---------------------------|
| Heating:    | In Floor, Wood Stove | Water:     | Cistern                   |
| Floors:     | Concrete, Laminate   | Sewer:     | Mound Septic              |
| Roof:       | Metal                | Condo Fee: | -                         |
| Basement:   | None                 | LLD:       | 14-84-24-W5               |
| Exterior:   | Wood Frame           | Zoning:    | COUNTRY RESIDENTIAL AGRIC |
| Foundation: | Slab                 | Utilities: | -                         |
| Features:   | See Remarks          |            |                           |

**Inclusions:** Pellet Stove

This beautiful 2016 "Shouse" is immaculate in every way, sitting on 3.16 acres of pure bliss. Located 10 minutes North of Grimshaw in a quiet area with lots of nature's trees surrounding the property. Walking in you will find a property that is designed and crafted with amazing attention to detail, you will immediately be immersed in its beauty. Vaulted wood strapped ceilings flow into a cozy living room dining room areas overlooking your beautiful yard. Beautiful kitchen with a pellet stove for additional heat. Out the back is a covered porch perfect for entertaining or a hot tub. Upstairs you have one bedroom loft and downstairs a beautiful full bathroom. On top of all that the shop space is ample more room than one could ask for! With this beauty inside and out it won't last long don't miss out and call today!