

\$569,000 - 921007 Highway 35, Rural Northern Lights, County of

MLS® #A2173611

\$569,000

6 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 10.45 Acres

NONE, Rural Northern Lights, County of, Alberta

REDUCED!!!! Only 2 miles north of Manning, this beautifully maintained 10.45 acre property offers the perfect blend of country charm and modern convenience. The 1408 sq. ft. bi-level home features 6 spacious bedrooms and 3 full bathrooms, making it ideal for a growing family or those needing extra space. Step inside to discover new vinyl plan flooring in the upstairs living room and basement, a bright open layout, and a fully finished basement complete with a large rec room, 3 bedrooms and a 4 piece bathroom. Enjoy the outdoors year round from your covered back deck, and appreciate the recent updates including new shingles. The acreage is fully serviced with water co-op and the yard is beautifully landscaped with a garden spot, fire pit, and an underground pet fence around the perimeter-perfect for both two and four legged family members. A major highlight is the impressive 40 x 60 heated shop with underfloor heat, ceiling fans, a large overhead door, washroom and mezzanine office- ideal for home-based businesses, hobbies or storage. Don't miss this incredible opportunity to enjoy peaceful acreage living just minutes from town.

Built in 1997

Essential Information



MLS® #	A2173611
Price	\$569,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	10.45
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	921007 Highway 35
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Lawn, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	October 17th, 2024
Days on Market	319
Zoning	CR

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.