

# \$345,000 - 233055 922 Twp Road, Notikewin

MLS® #A2185791

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 9.09 Acres

NONE, Notikewin, Alberta

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a greenhouse store, that could be converted into a home. Additionally, the property boasts four moveable greenhouses and a spacious 24' x 24' cold storage building. If your goal is to use the property as a residential acreage, the greenhouses don't need to stay - there are interested buyers for them separately. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!

## Essential Information

MLS® #	A2185791
Price	\$345,000
Bathrooms	0.00
Acres	9.09
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information



Address	233055 922 Twp Road
Subdivision	NONE
City	Notikewin
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2V0

### **Interior**

Appliances	Microwave, Refrigerator
Heating	In Floor

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	203
Zoning	Agricultural General

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.