

# **\$425,000 - 234034 Twp 860, Rural Northern Lights, County of**

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MLS® #A2217805

**\$425,000**

6 Bedroom, 5.00 Bathroom, 7,037 sqft  
Residential on 14.73 Acres

NONE, Rural Northern Lights, County of, Alberta

This home is so unique you will have to visit to see all that it has to offer...at over 7000 sq ft on one floor it give everything you will probably wanting and then a host of areas you didn't even know you wanted. There are three living room/entertaining areas, 2 or maybe 3 dining areas depending on how you set them up, a large kitchen with pantry and second cooking area, a pool room area with sauna, a sunroom, a craft area and 4 bedroom one of which is a very large master bedroom that has a nursery or office attached to it. Then we get to the suite with 2 bedrooms , 2 bathrooms, kitchen and two living room areas. The ideas for this space are only limited by what you think you may need it for or have a use of it for. The acreage comes with a detached garage, airplane hanger, two large cold storage buildings plus another building with power to it and gas available that can be finished and become a guest area or just a spot in the trees to relax and enjoy the outdoors. There is a brand new boiler just installed for the hot water heating system ( this is an excellent heating system for a house this large ) Two wells - under ground power to most of the buildings, another site that already has gas to it for potential build...this list is really endless!!! The acreage comes with 14.73 acres and the seller has decided a buyer can have FREE use of the balance of the quarter - NO CHARGE!!!



This is as good as owning the land and the seller will probably look at selling the land in the future. The sign is up!! Call today!!

Built in 1981

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217805                         |
| Price          | \$425,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 5                                |
| Square Footage | 7,037                            |
| Acres          | 14.73                            |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 234034 Twp 860                   |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H 2M0                          |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 10                                                     |
| Parking        | Parking Pad, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 2                                                      |

### **Interior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Sauna                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Range       |
| Heating           | Baseboard, Boiler, High Efficiency, Hot Water, Zoned |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |

|                 |                               |
|-----------------|-------------------------------|
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, See Through, Three-Sided |
| Has Basement    | Yes                           |
| Basement        | None, Crawl Space             |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Fire Pit, Private Entrance                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Treed, Fruit Trees/Shrub(s), Private |
| Roof              | Tile                                                                          |
| Construction      | Wood Frame                                                                    |
| Foundation        | Poured Concrete, Perimeter Wall                                               |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 135           |
| Zoning         | AG            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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