# \$540,000 - 234015 Twp Road 913, Rural Northern Lights, County of

MLS® #A2225182

## \$540,000

4 Bedroom, 3.00 Bathroom, 2,034 sqft Residential on 7.49 Acres

NONE, Rural Northern Lights, County of, Alberta

7.5 acre acreage only minutes from the Town of Manning. This property comes with a 2034 sq. ft. 2 story home offering 4 bedrooms and 1 full bath and 2 half baths that were recently renovated inside with new flooring throughout the home, newer appliances in kitchen, new furnace and ac units as well as bathrooms being upgraded. The outside also has been updated with new windows, new hardy board siding with 2 inch foam underneath. This home comes with a partially finished basement with cold room and furnace room and the rest is left to finish the way the new owner would like it. The yard is beautifully landscaped and offers some fencing, firepit and 1 shed. The water co-op has been installed and paid but the owner still has access to a dugout to allow for watering yard, garden or animals. It is located 1 mile south of Manning and 1 mile West. Call to view this gem as it won't last long.

Built in 1981

## **Essential Information**

MLS® # A2225182 Price \$540,000

Bedrooms 4
Bathrooms 3.00







Full Baths 1

Half Baths 2

Square Footage 2,034 Acres 7.49 Year Built 1981

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 234015 Twp Road 913

Subdivision NONE

City Rural Northern Lights, County of

County Northern Lights, County of

Province Alberta
Postal Code T0H 2M0

## **Amenities**

Parking Double Garage Attached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In

Oven, Electric Cooktop, Freezer, Washer/Dryer

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Partial, Unfinished

### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Gentle Sloping, Lawn, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete, Wood

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 156 Zoning CR

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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