

**234015 TWP Road 913**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2225182**



**\$540,000**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                       |               |                   |
| <b>Size:</b>     | 2,034 sq.ft.                                           | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                                      | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                   |
| <b>Lot Size:</b> | 7.49 Acres                                             |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Lawn, Many Trees, No Neighbours Behind |               |                   |

|                    |                                         |                   |               |
|--------------------|-----------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Vinyl Plank | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Partial, Unfinished                     | <b>LLD:</b>       | -             |
| <b>Exterior:</b>   | Composite Siding                        | <b>Zoning:</b>    | CR            |
| <b>Foundation:</b> | Poured Concrete, Wood                   | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Ceiling Fan(s), Walk-In Closet(s)       |                   |               |

**Inclusions:** 1 fire pit, 1 shed, 1 horse shed, wood stove

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.