

**932041 Hwy 35**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2250190**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	14.65 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	13-93-23-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** All Window Coverings

Discover the perfect blend of country charm and modern updates with this beautifully renovated acreage just 9 miles north of Manning along Highway 35. Situated on 14.65 acres, this property offers space, functionality and comfort for both family living and livestock. The 1876 sq. ft. home features 3 bedrooms and 1 large bathroom. Originally a 1989 14 x 70 Winalta shelter mobile, it has been completely remodeled & renovated with two new additions. Updates include new appliances, cupboards, flooring, windows, paint and furnace, plus fresh siding and a tin roof for peace of mind. Outbuildings make this property ideal for hobby farming or livestock operations. A 36 x 24 insulated and heated detached garage with cement floor provides excellent storage and workspace. The 36 x 36 barn includes a loft, livestock pens inside as well as wooden corrals and gates outside. Additional shelters, waterers, and pasture land are ready for animals, there are multiple sheds and large garden space that add to the property's versatility. This acreage is move-in ready and offers everything needed for comfortable rural living with room to grow.