

**26-914033 Range Rd 234**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2267868**



**\$849,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence |               |                   |
| <b>Size:</b>     | 2,228 sq.ft.                     | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                       |               |                   |
| <b>Lot Size:</b> | 9.27 Acres                       |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn                 |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Co-operative |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | Holding Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Other   | <b>Zoning:</b>    | CR           |
| <b>Foundation:</b> | Piling(s)   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

Experience peaceful country living on a total of 16.36 acres (9.27 acres with an adjacent 7.09 acres), perfect for a hobby farm, gardening, livestock or simply enjoying extra room to breathe. This modern two story home with hardie board siding, approximately 10 years old features a bright and airy open concept design with very high ceilings and large windows that invite natural light and take full advantage of the private setting. Stay comfortable year round with air conditioning and enjoy the convenience of hot water on demand. The open concept kitchen offers granite counter tops and tile flooring. Appliances included are fridge, gas range and convection oven, built-in dishwasher, built-in microwave, washer, dryer and two ceiling fans. A major highlight of the property is the impressive 50 x 36 heated shop complete with cement floor, underfloor heat, overhead radiant heat, floor drain and two large overhead doors, which is ideal for equipment storage, project or business use. The house and shop both have hot water on demand and both are connected to the local water co-op ensuring reliable and good quality water. The acreage is set up for versatility offering fencing, garden space and plenty of room to expand outdoor living or hobby activities. This property offers the perfect blend of modern comfort, privacy and usable land. A great opportunity to enjoy the acreage lifestyle while staying close to amenities.