

6, 840070 Highway 743 Highway  
Rural Northern Lights, County of, Alberta

MLS # A2276859



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.20 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub, Storage, Wet Bar		

**Inclusions:** All furnishings except those listed in the exclusions

Set on 4.2 beautifully maintained acres just 5 minutes outside of Peace River, this 1,703 sq. ft. acreage home offers the perfect blend of space, comfort, and functionality. The home features 4 bedrooms and 2 bathrooms, including a spa-like bathroom with heated floors for added comfort. The open-concept floor plan provides a bright, welcoming living space ideal for families or entertaining. A very large entrance/boot room boast tons of storage and makes acreage living easy in every season, while the double attached garage offers convenience and storage. Outside, the property truly shines with a large 30x45ft shop featuring two overhead doors, an office area, and its own bathroom—perfect for a home-based business, hobbies, or extra workspace. Enjoy peaceful country living from the covered porch, and take advantage of the well-kept yard site, complete with a garden shed and chicken coop. This property is move-in ready and thoughtfully set up for those looking for space, privacy, and practicality, all within minutes of town.