

243015 Twp Rd 874  
Rural Northern Lights, County of, Alberta

MLS # A2280742



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,327 sq.ft.	<b>Age:</b>	1928 (98 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	147.70 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Many Trees, Meadow, No Neigh		

<b>Heating:</b>	Central, High Efficiency, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Cistern, Dugout, Private
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-87-24-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** N/A

A rare opportunity to own 147 acres of heavily treed, private land just 5 minutes north of Dixonville, ideal for those seeking a recreational retreat, hunting property, or nature-based lifestyle. This expansive acreage offers abundant wildlife, natural cover, and established trails, making it well suited for hunting, hiking, ATVing, snowshoeing and year-round outdoor enjoyment. The 1928 farmhouse, full of character, was placed on a new solid basement in the 1980's and has been updated with new plumbing and electrical, blending rustic charm with functional upgrades. Inside, quaint shiplap ceilings create a warm country feel. The upper level features a landing area and three bedrooms, while the newer basement provides additional living space with a fourth bedroom, sitting area, and 2-piece bathroom. Surrounded by mature trees, this property offers exceptional privacy, natural windbreaks, and prime wildlife habitat. Whether used as a full-time residence, week-end get-away, or hunting camp, the land provides countless opportunities to explore and enjoy the outdoors. Water is supplied by an aerated dugout system with a 150 gallon fresh water holding tank. A unique acreage offering seclusion, recreation, and natural beauty, all within close proximity to town amenities. This home is absolutely adorable for anyone with a country soul. Don't let this one pass through your fingers.