

**235042 Township Road 844**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2300256**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Subdivided		

**Heating:** Forced Air, Natural Gas

**Water:** Cistern

**Floors:** Laminate

**Sewer:** Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** 19-84-23-W5

**Exterior:** Cement Fiber Board, Wood Frame

**Zoning:** Country Residential

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Shed, 4 bar stools, all existing window coverings

Set on a peaceful acreage just a short drive north of Grimshaw, this beautifully renovated mobile home offers the perfect blend of country living and modern comfort. Surrounded by open space and fresh northern air, this property provides the privacy and tranquility you've been looking for—without sacrificing convenience. From the moment you arrive, you'll appreciate the extensive exterior upgrades, including brand new siding and a durable, worry-free metal roof designed to stand the test of time. The home has been completely transformed both inside and out, making it truly move-in ready. Step inside to discover a bright, welcoming interior that has been thoughtfully updated from top to bottom. The stunning new kitchen is the heart of the home, featuring modern finishes and plenty of space to cook, gather, and entertain. Fresh paint, new flooring, and updated fixtures throughout create a clean, contemporary feel that's both stylish and comfortable. With three spacious bedrooms and two full bathrooms, there's plenty of room for family or guests. The wide open concept main living area is filled with natural light and offers an ideal layout for everyday living or hosting. Whether you're relaxing in the living room or enjoying meals in the dining space, you'll love the sense of openness and flow. If you've been dreaming of acreage living with all the hard work already done, this property is a must-see. Enjoy the freedom of space, the beauty of the surrounding landscape, and the peace of mind that comes with a fully renovated home.