

911052 Rge Rd 234  
Rural Northern Lights, County of, Alberta

MLS # A2300543



**\$495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	18.00 Acres		
<b>Lot Feat:</b>	Farm, Few Trees, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-91-23-W5
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Shed

Country Living only 2 1/2 Miles from the town of Manning! This proposed Acreage is in the development stages but move in Ready once an agreement can be reached! The acreage will be approximately 18 acres and comes with 988 sq. ft. home with 3 bedrooms 2 full baths! Home was moved on the property recently so basement is newer! Comes with Newer natural gas furnace and water heater, county water is installed! Also has a 36' x 56' Metal clad Shop, insulated heated and Cement Floor with a 16'x20' Overhead door & plumbed for Water & Sewer! Acreage comes with some fencing, Corrals, lean-to & water hydrant for livestock, also has a large Dugout for livestock and garden water supply! Acreage is set up nicely for all your pets and livestock! Only 2 1/2 miles SW of Manning AB.