780-836-6478
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6, 840070 Highway 743 Highway
Rural Northern Lights, County of, Alberta

MLS # A2300588

$720,000

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

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

Inclusions: N/A

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.

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