Evelyn PETKUS

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1, 914033 RR 234
Rural Northern Lights, County of, Alberta

MLS # A2301637

$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,382 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	21.77 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lav		

Heating:	In Floor, Forced Air, Natural Gas, Radiant	**Water:**	Co-operative
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Open Discharge
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	28-91-23-W5
Exterior:	Vinyl Siding	**Zoning:**	Country Residential Agric
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Heated towel rack in ensuite

Experience refined country living on this exceptional 21.77-acre property. Ideally located just 1 km west of Manning, it offers privacy, space, and convenience. This remarkable 4-bedroom, 2-bathroom home delivers an elevated lifestyle, surrounded by natural beauty. Designed with both style and functionality in mind, the centrepiece is a stunning chef-inspired kitchen. It features an oversized eat-up island, exquisite granite countertops, stainless steel appliances, and a spacious corner pantry. Step out onto the expansive covered deck—perfect for entertaining or relaxing while taking in the views. The open-concept design flows into the dining and living areas. Here, a striking gas fireplace and expansive windows create a warm, light-filled atmosphere. The primary suite is a private sanctuary, complete with direct deck access, a generous walk-in closet, and a spa-like 5-piece ensuite. The ensuite showcases dual vanities, a luxurious jacuzzi tub, a tiled walk-in shower, and a heated towel rack. Three additional spacious bedrooms and a beautifully appointed 4-piece bathroom, with a tiled shower and soaker tub, complete the main level. Upstairs, a large loft offers versatile space for a home office, studio, or additional lounge. Premium features include central vacuum, radiant in-floor heat, on-demand hot water, and energy-efficient triple-pane windows. These ensure year-round comfort and efficiency. The attached double garage is equally well-equipped with in-floor radiant and electric heat. It also has its own 2-piece bathroom. Outdoors, the property continues to impress with a 48x64 shop (built in 2013) featuring 18-foot ceilings, a 16x24 overhead door, in-floor heating, overhead radiant heat, and a 2-piece bathroom. This space is ideal for business, hobbies, or storage. The meticulously landscaped grounds feature a mature shelterbelt,

thoughtfully designed flower beds, a rock garden, a firepit area, a garden space, and a charming gazebo. Complete with concrete walkways, it creates an inviting setting for everyday living and entertaining. Additionally, underground water is already in place to service the livestock pasture, making this property ideally suited for hobby farming. A private automatic gate welcomes you home, offering security and a sense of arrival. This is more than a home, it’s a private estate delivering luxury, tranquillity, and endless possibilities just minutes from town. Book your showing today!

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