

**222068 TWP 840**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2302016**



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	8.40 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Dog Run Fenced In, Landscaped, Pasture		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** appliances

Escape to your own private acreage just minutes from Peace River. This 8.4-acre horse-ready property offers everything you need to live, ride, and relax in comfort. The spacious 1570 square foot bungalow (built in 2009) features 5 bedrooms, a fully finished basement with cozy in-floor heat, central A/C, and a gas fireplace—perfect for Alberta winters. With hot water on demand and reliable county co-op water, everyday living is easy and efficient. Outside, the property is fully set up for horses with a large 180' x 130' riding arena, fenced pasture, and multiple auto waterers that are fed from the co-op. The barn and garage both have water access, and livestock shelters are already in place—making this a true turnkey setup. The heated Quonset shop provides plenty of space for projects, storage, or equipment, while the double detached garage includes a dog wash station, kennel access, and its own septic system—ideal for pet owners or hobby breeders. A gated entrance welcomes you home, where a long gravel driveway opens to ample parking and wide-open space. 180 planted trees line the property for future privacy, and a peaceful pond with a brick firepit creates the perfect spot to unwind at the end of the day.