

**121, 842072 Range Road 241**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2306190**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.29 Acres		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Tucked away at the end of a quiet dead-end road s short drive north of Grimshaw, this neat-as-a-pin acreage offers the kind of privacy and peaceful setting that’s hard to find. Set on 3.29 beautifully treed acres, the property is surrounded by nature, creating a serene retreat where you can watch wildlife wander by and unwind on the west-facing deck as you soak up the evening sun. Pride of ownership is evident throughout this exceptionally well-maintained 1,379 sq ft home. Inside, you’ll find a bright, spacious layout that feels both welcoming and functional. The home features three bedrooms, including a generous primary suite complete with its own private 3/4 ensuite, along with an additional clean and tidy main bathroom for added convenience. The oversized family room is a true highlight—perfect for gathering with friends and family—featuring a cozy wood-burning fireplace that adds warmth and charm. The eat-in kitchen is light and inviting, offering ample prep space and storage, and is ideally situated next to the main floor laundry for everyday ease. Downstairs, the full basement remains unfinished but provides an incredible opportunity to expand your living space. With its generous footprint, there’s plenty of room to add additional bedrooms, a bathroom, a large rec room, and still have space left over for storage. The oversized attached garage easily accommodates two vehicles, including a truck, with extra room for tools or storage. Numerous meaningful updates have already been completed, including triple-pane windows, exterior paint, eavestroughs, and a septic field—giving you confidence and peace of mind for years to come. Lovingly cared for and move-in ready, this private acreage is the perfect blend of comfort, space, and country living—ready to welcome its next family home.