

**108, 844052 Range Road 222
Rural Northern Lights, County of, Alberta**

MLS # A2307382



\$345,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,241 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Discover this beautiful fully fenced acreage, perfectly tucked behind mature spruce trees and featuring its own gated entrance for added privacy and security. The charming home offers 3 spacious bedrooms and 2 bathrooms, complemented by new appliances and an open-concept kitchen, dining, and living area—ideal for modern living and entertaining. Enjoy outdoor living with two expansive decks located on either side of this property, perfect for relaxing or hosting gatherings. This acreage comes with a variety of sheds and outbuildings to meet all your storage and hobby needs. A long driveway provides ample parking space and leads to an oversized heated garage measuring 36 x 30 feet, boasting 12-foot ceilings and a 10 x 16 overhead door—perfect for vehicles, equipment, or a workshop. This well-maintained property has been cared for with attention to detail and is an outstanding opportunity for those seeking privacy, space, and comfort. Call today to book your viewing!