

**113211037 Twp Rd 914 E**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2320786**



**\$193,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Electric, Fireplace(s), Space Heater, Wood	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Tankless Hot Water		

**Inclusions:** outdoor toilet, water tank

This half-acre recreational property offers the perfect getaway for nature lovers and outdoor enthusiasts. Nestled in the beautiful and family oriented "Kulyna Flats" area along the Peace River, this peaceful retreat is surrounded by natural beauty and provides the ideal place to relax, recharge and make lasting memories with family and friends. Enjoy quiet evenings by the campfire, indoor and outdoor cooking, and endless recreational activities right from your doorstep. From the cottage, you have easy access to ATV trails, hiking paths, boating, skidoo, canoeing, fishing, gardening and berry picking-making this a true four-season escape. This charming cabin features a loft bedroom that comfortably accommodates 3-4 guests, along with a balcony where you can take in the majestic views of the Peace Riverbanks and river. Beautifully finished from top to bottom, the cabin showcases whitewashed pine ceilings with accent beams and pot lighting, creating a warm and inviting rustic feel. The stunning barnwood cabinetry, farmhouse sink, and movable island with storage for pots, pans and essentials add both style and functionality. The floor-to-ceiling wood-burned fireplace with mantle serves as the focal point of the living room, complemented by beautiful hardwood flooring mostly throughout. Large windows and patio doors allow an abundance of natural light to fill the home. Included appliances are an electric stove, refrigerator and microwave. Designed for mostly year-round use, this cottage is ready for all your activities. Outside, you will find a gravel parking area with plenty of room for guests. Services include: 1400-gallon water tank, septic tank, electricity, wall-mounted electric heaters, and propane on-demand hot water tank. If you're looking for a peaceful retreat with adventure on your doorstep, this could be the perfect property for you! Call

me to book a viewing!