

**844052**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2322473**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	3.56 Acres		
<b>Lot Feat:</b>	Brush, Cul-De-Sac, Greenbelt, Many Trees, Private, Secluded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	27-84-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Riding lawn mower, push mower

This well-kept acreage offers the perfect blend of privacy, space, and convenience, located just a few minutes from town. The 3-bedroom, 2-bathroom mobile home is move-in ready and features recent updates including a new furnace and new hot water tank for added peace of mind. Enjoy outdoor living with two large decks, ideal for relaxing or entertaining. A heated 2-car garage provides year-round comfort and secure parking. For those needing extra storage, the property includes a 24x48 powered coverall tarp shed—excellent for equipment, RVs, or toys. Surrounded by mature trees and set in a quiet, private location, this acreage delivers a peaceful country lifestyle with quick access to all town amenities. A solid, affordable acreage option in a desirable area. Call for your appointment to view.