

851029 Range Road 220
Rural Northern Lights, County of, Alberta

MLS # A2322951



\$925,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,532 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated		
Lot Size:	79.48 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Lawn, Views		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-85-21-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: Sheds Hot Tub (as is - winterized not used)

Experience country living at its finest on this stunning 80 acre m/l property located just 15 minutes from Peace River. Offering over 2,500 sq. ft. of living space, this impressive home features a fully developed walkout basement, 4 bedrooms, 4 bathrooms, and breathtaking views of the Peace River Valley - with the home situated overlooking the land the views are expansive and stunning especially from the sun room/hot tub/rear deck of the home - this is a private retreat at its finest. The spacious primary sleeping chamber is over 600 sq. ft. and includes a large 3-piece ensuite and walk-in closet/laundry room. Comfort is ensured year-round with in-floor boiler heat in the basement walkout, forced-air heating for the main floor with central air conditioning. The home also offers the convenience of a second laundry area, making it ideal for larger families or multi-generational living. Numerous updates have been completed within the past five years, including paint, flooring, shingles, fixtures, appliances, and air conditioning. Outside, approximately 45-50 acres are open and currently suited for pasture or grazing. The property is well-equipped with a 48' x 32' heated shop featuring in-floor heat and a 2-piece bathroom, a 30' x 25' heated attached garage, and a 32' x 26' detached garage with power. For those seeking a hobby farm or country lifestyle, the property also includes fenced pasture areas, an open-faced barn, garden space, and a chicken coop. The combination of productive land, exceptional outbuildings, modern updates, and spectacular valley views makes this a rare opportunity in the Peace River area. A truly outstanding acreage offering space, privacy, functionality, and some of the finest views the region has to offer. The sign is up!! Call or text today!!