



780-836-6478
petkus@telus.net

903040 Rge Rd 224
Rural Northern Lights, County of, Alberta

MLS # A2352350

\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,344 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	12.50 Acres		
Lot Feat:	Garden, Lawn, Level, Many Trees, Native Plants, No Neighbours Behind, Pas		

Heating: Forced Air, Natural Gas, Wood, Wood Stove

Water: Cistern

Floors: Linoleum

Sewer: Septic System

Roof: Metal

Condo Fee: -

Basement: Crawl Space

LLD: 20-90-22-W5

Exterior: Veneer, Wood Siding

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Storage, Vinyl Windows

Inclusions: None

Enjoy the peace and privacy of country living with this 3 bedroom acreage located just 4.5 miles north of Deadwood, Alberta. Offering 1344 sq. ft. of living space, this home features one 4 piece bathroom and a crawl space with no basement. A new cistern and tin roof add to the property's features, while the treed and landscaped yard provides a beautiful natural setting with a private driveway. The approximately 12.5 acre parcel is currently undergoing a prosed subdivision. The property offers a mix of natural poplar and evergreen trees, a cleared pasture area ideal for livestock or pets, and space for a garden. A standout feature is the impressive 30 x 50 detached garage, complete with insulation, a heated interior and a cement floor. Whether you need room for vehicles, equipment, hobbies or a workshop, this versatile space offers plenty of possibilities. If you're looking for room to spread out., enjoy the outdoors and embrace a rural lifestyle, this acreage offers plenty of potential in a peaceful country setting.