



780-832-0996  
derek.estabrook@outlook.com

911025 Rge Rd 235  
Rural Northern Lights, County of, Alberta

MLS # A2236633



**\$385,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,394 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	15.12 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-91-23-W5
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Wood Windows		

Inclusions: N/A

Great Location for your hobby farm or anyone that needs a large shop & lots of space! This 15 acre acreage comes with a 1394 sq. ft. home with full finished walk out basement, it includes 5 bedrooms and 2 1/2 baths, walk out basement, wood fire place, wood pellet stove in basement, water co-op installed, patio doors onto the deck and a new furnace & water heater recently! Recent renos include new bathrooms, stainless steel appliances, flooring and paint! There is a detached garage and a 40'x70' metal clad shop with 3 large overhead doors, cement floor, natural gas and wood heat! The property comes with a barn with separate stalls for animals of all types, Chicken house & 10 acres of 8' page wire game fencing! Acreage is nicely landscaped with lots of trees, only 5 miles SW of Manning AB.