

**844052 Range Road 222**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2310332**



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	27-84-22-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Country Res
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Walk-In Closet(s)		

**Inclusions:** Hot Tub

This Dream acreage minutes from Peace River is in the desirable Northridge Estates and is sitting on a tree covered 2.99 acres! Coming into your gated property you have a nice lighted driveway all the way into the yard. Ample space in the driveway for campers, toys, big trucks and much more. The property has a beautiful 2007 double wide mobile with 1520 square feet of living space with a great floorplan for the family. Walking into this beautiful home you will instantly feel the cooling air conditioning as you're in the front entrance. Immediately to the forefront you will have a living room with great space off the kitchen as well as doors headed out to your back deck. Behind the living room is the large master bedroom accompanied with a large walk in closet and a large 4 piece ensuite! Back through the living room is the large kitchen and dining room perfect for entertaining guest or cooking large family meals! Farther down the hall you have a another entrance and utility room with your washer and dryer, new hot water tank, pressure tank and water softer! Across the hall is a very large 4 piece bathroom as well as 2 more bedrooms as well and just to top it all off a second living room or rec room for the kids! Headed outside to the back yard oasis there is a 2 tier deck that stretches out the length of the house with lots of room to BBQ, sit on the patio furniture or a sit in the hot tub! A stunning backyard with lots of grass for the kids to play on or spark up a fire to roast some marshmallows in the firepit area. If that all wasn't enough for you there is 3 sheds for storage and who could forget about this 30x40 dream shop completely done inside and out! Don't miss out on this amazing property call for a viewing today!