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844052
Rural Northern Lights, County of, Alberta

MLS # A2322473



\$315,000

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

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	27-84-22-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	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.