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234044 Township Road 910
Rural Northern Lights, County of, Alberta

MLS # A2331017



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,288 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	20.02 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: None

THIS PROPERTY IS BEING SOLD BY TEAM AUCTIONS THROUGH A PUBLIC AUCTION SEPTEMBER 15TH TO 17TH, 2026. PRICE IS NOT A REFLECTION OF WHAT THE PROPERTY MAY SELL FOR, IS NOT THE ACTUAL LIST PRICE AND IS MERELY A POSTING. THE PROPERTY IS BEING SOLD AS IS, WHERE IS AND ALL POTENTIAL BUYERS TO VERIFY ALL PROPERTY DETAILS TO THEIR SATISFACTION INCLUDING BUT NOT LIMITED TO ZONING, PERMITTED USES, SET BACK RULES, TAXES, ETC. TO BID, REGISTER WITH TEAM AUCTIONS. Escape to the peace and privacy of country living with this beautiful 20.02-acre acreage, ideally located just minutes south of Manning. Surrounded by nature and set in a picturesque park-like setting, this exceptional property offers the perfect blend of comfort, functionality, and natural beauty—an ideal retreat for those looking to enjoy the quiet lifestyle of rural living without sacrificing convenience. The inviting four-bedroom, 2.5-bathroom home has been thoughtfully cared for and updated over the years, creating a warm, welcoming space that is truly move-in ready. At the heart of the home is the bright and spacious kitchen, dining, and living area where large windows flood the space with natural light and provide beautiful views of the surrounding landscape. Whether you're preparing family meals or hosting friends, this open gathering space is designed for everyday living and memorable entertaining. Rich accents, abundant cabinetry, a pantry, and a stunning floor-to-ceiling brick wood-burning fireplace create a warm and timeless atmosphere. French doors open onto a generous wraparound deck, offering the perfect place to enjoy your morning coffee, dine outdoors, or simply relax while taking in the peaceful surroundings and fresh country air. Downstairs, the fully finished

basement expands your living space with a comfortable family room featuring a cozy wood pellet fireplace—perfect for movie nights, hobbies, or gathering with family during the cooler months. Practical features throughout the home include a spacious entryway, the option for main floor laundry, central air conditioning, plenty of storage, and the convenience of a water co-op system. Outside, the property is equally impressive. A 26' x 36' detached double garage provides excellent space for vehicles, tools, and recreational equipment, while additional outbuildings offer even more flexibility for storage or hobby farming. Garden enthusiasts will appreciate the established garden area, greenhouse, and dugout that provides a convenient water source for keeping everything lush and productive throughout the growing season. If you've been dreaming of a private country property where nature surrounds you, wildlife is your neighbour, and every day feels a little more peaceful, this is an opportunity you won't want to miss. Beautifully maintained, thoughtfully updated, and set on 20 acres of tranquil countryside, this is country living at its finest.