



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

840004 Range Road 231
Rural Northern Lights, County of, Alberta

MLS # A2340621



\$360,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,189 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	9.00 Acres		
Lot Feat:	Back Yard, Brush, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), G		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	1-84-23-W5
Exterior:	Wood Frame	Zoning:	CR General
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: All out building and tarp buildings, playground,

This beautiful 9 acre property is located between Grimshaw and Peace River! Zoned CR1 perfect for someone who is wanting some cattle, horses, chickens this property is perfect for you. The mobile home with additions built onto it sits on 1189 square feet with 2 beds and 1 bath! Spacious kitchen with a huge addition added onto the house for tons of storage and a large living room. Also in the home you have a WETT inspected wood burning stove and large back deck over looking the yard and two covered porches on both front and back doors. Outside on your gorgeous property you have a shop/ garage, multiple sheds and tarp sheds, air aided dugout and multiple fruit trees! What more could you ask for on a acreage don't miss out and call today to view!