



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

853045 HWY 35
Rural Northern Lights, County of, Alberta

MLS # A1101515



\$262,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow, Mobile		
Size:	1,520 sq.ft.	Age:	2007 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	9.46 Acres		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-85-24-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: -

AMAZING PROPERTY!!!! This 9.46 acre property is everything you could want private drive way with beautiful large trees surrounding the property leading down a long drive way !! The Second house is a 1020 sq/ft home that is a 2 bed 1 bathroom home, laundry room and a open concept kitchen and living room! Outside there is a awesome 32'x32' heated shop as well perfect for working on the toys and truck in the winter! That's not it there also is a 2 car garage down the driveway a little farther with second services to move a modular home onto the property if you want to expand ! Call for a viewing today!