



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

49, 844052 Range Road 222
Rural Northern Lights, County of, Alberta

MLS # A2208929



\$349,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.66 Acres		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other, Piling(s)	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Shed		

Welcome to your perfect blend of privacy and convenience! This beautifully maintained 2014 built single-level home sits on a private and serene acreage, offering the peace of country living while still being just a short drive from town amenities, shops, and schools. Featuring a thoughtfully designed layout and 1,672 sq ft, this three bedroom and two bathroom home boasts spacious living areas filled with natural light, a modern kitchen with plenty of storage and counter space, and room to spread out helping provide the ideal retreat for the whole family. The primary suite includes a walk-in closet and a well-appointed and private 5 piece ensuite for your comfort. Step outside and enjoy the wide-open space—ideal for gardening, recreation, or simply soaking in the tranquility. With plenty of room for outdoor entertaining, hobby projects, or future expansion, this property offers the lifestyle you've been dreaming of. Some key features of this property to take note of include: Single-level home with an open, functional layout. Private acreage with mature trees and open space. Modern kitchen and plenty of storage throughout. Primary suite with ensuite bathroom and walk-in closet. Large deck and plenty of outdoor living space. Firepit area and shed for additional storage. All of this just minutes from town amenities, shops, and schools. Whether you're looking to escape the town buzz or simply want more room to breathe, this home offers the best of both worlds. Don't miss this rare opportunity to own a private retreat that's still connected to everything you need.