

\$597,000 - 921007 Highway 35, Rural Northern Lights, County of

MLS® #A2173611

\$597,000

6 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 10.45 Acres

NONE, Rural Northern Lights, County of, Alberta

A beautiful acreage located minutes from the Town of Manning. This 1408 sq. ft. bi-level home offering 6 bdms and 3 bathrooms has everything a growing family needs. Features include large entryway and island in kitchen, French Doors leading onto the covered back deck, recently installed new shingles, new vinyl plank flooring in the upstairs living room, large primary bedroom offers a 3 piece ensuite, fully finished basement with large open rec area as well as 3 bedrooms and 4 piece bathroom, underfloor heat and new vinyl plank flooring throughout. This home is hooked up to municipal water co-op. A 40 x 60 shop with underfloor heat, ceiling fans and large overhead door, a washroom and office can be found in the mezzanine. The yard is beautifully landscaped with a garden spot, fire pit as well as underground pet fence around the perimeter of the property, a well graveled yard leads to the shop. Only 2 miles North of the Town of Manning.

Built in 1997

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2173611 |
| Price | \$597,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |



| | |
|----------------|----------------------------------|
| Full Baths | 3 |
| Square Footage | 1,400 |
| Acres | 10.45 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 921007 Highway 35 |
| Subdivision | NONE |
| City | Rural Northern Lights, County of |
| County | Northern Lights, County of |
| Province | Alberta |
| Postal Code | T0H 2M0 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Lawn, No Neighbours Behind, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, Wood |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 17th, 2024 |
| Days on Market | 171 |
| Zoning | CR |

Listing Details

Listing Office RE/MAX Grande Prairie

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