

# **\$569,000 - 921007 Highway 35, Rural Northern Lights, County of**

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MLS® #A2173611

**\$569,000**

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

NONE, Rural Northern Lights, County of, Alberta

REDUCED!!!! Only 2 miles north of Manning, this beautifully maintained 10.45 acre property offers the perfect blend of country charm and modern convenience. The 1408 sq. ft. bi-level home features 6 spacious bedrooms and 3 full bathrooms, making it ideal for a growing family or those needing extra space. Step inside to discover new vinyl plan flooring in the upstairs living room and basement, a bright open layout, and a fully finished basement complete with a large rec room, 3 bedrooms and a 4 piece bathroom. Enjoy the outdoors year round from your covered back deck, and appreciate the recent updates including new shingles. The acreage is fully serviced with water co-op and the yard is beautifully landscaped with a garden spot, fire pit, and an underground pet fence around the perimeter-perfect for both two and four legged family members. A major highlight is the impressive 40 x 60 heated shop with underfloor heat, ceiling fans, a large overhead door, washroom and mezzanine office- ideal for home-based businesses, hobbies or storage. Don't miss this incredible opportunity to enjoy peaceful acreage living just minutes from town.

Built in 1997

## **Essential Information**



MLS® #	A2173611
Price	\$569,000
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
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### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	311
Zoning	CR

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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