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**212045 TWP RD 852**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2214164**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Dr		
<b>Lot Size:</b>	25.00 Acres		
<b>Lot Feat:</b>	Front Yard, Secluded, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-85-21-W5
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Sheds

Immaculate 5-Bedroom home on 25 Acres with Breathtaking Views of the Peace River Valley Located approximately 15 minutes north of Peace River, this incredible 1,848-square-foot home sits on 25 acres of picturesque land, just minutes from the Mercer Pulp Mill. If you are looking for that unique property that offers potential to hobby farm then this is the one. Enjoy stunning southern and eastern views of the Peace River and the river valley from your deck as you relax and enjoy. This fully finished home offers 5 bedrooms and 4 bathrooms, perfect for families. Some key features include: 350-square-foot front and back landings, Expansive dining room and kitchen with a pantry, 24 x 28 attached garage with two 9 x 9 overhead doors and heated with radiant tube heaters, Advanced water treatment system with ionization and filters High-efficiency furnace and hot water on demand complete this package. As well there is a large powered storage building that houses the aeration equipment, secondary power that use to supply power to a grain dryer and bins PLUS a watering hydrant at the garden. There is more but you need to see that for yourself!! Don't miss out on this exceptional property with ample space and modern amenities. The sign is up!! Contact today to schedule a viewing!