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**25, 842070 Range Road 241  
Rural Northern Lights, County of, Alberta**

**MLS # A2113610**



**\$386,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE                                   |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence       |               |                   |
| <b>Size:</b>     | 2,068 sq.ft.                           | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 2.99 Acres                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Lawn |               |                   |

|                    |                            |                   |             |
|--------------------|----------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | 14-84-24-W5 |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | Cr -Ag      |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks                |                   |             |

**Inclusions:** N/A

ACREAGE LIVING at its finest with a beautiful 5 bed 4 bath house and attached double car garage sitting on 3 acres close to town!!! This amazing home has had renovations in recent years and is sitting on 2068 square feet and 3 acres with more than enough space inside and out for the kids to play! Walking up the walkway you will see a beautiful landscaped front yard coming up to the front entry. Inside to a beautiful living room with lots of space perfect for entertaining and relaxing in front of the a beautiful wood burning fireplace. Flowing seamlessly into the large dinning room with garden doors out the back onto the large deck. Moving on into the kitchen with tons of space and even more cupboard space is all you need to make large meals and to host guests. Down the hall you have a 4 piece bathroom, 3 more bedrooms and one bedroom with a 4 piece ensuite. Going up the stairs into your master room oasis you will see a massive room with garden door leading out to your top level deck overlooking your beautiful property. Back inside you have a 4 piece ensuite, a large walk in closet as well as a craft room which could be used as a nursery for the little one. So many endless possibilities with this house and we haven't even made out way downstairs . Downstairs you have a large rec room or living room off the side through beautiful wooden arched doors you have another large bedroom with a 3 piece ensuite. Down the hall there is a storage room as well another room that could be used for storage, kids play room or anything you desire. Also downstairs you have the option of a laundry room ( laundry was moved to the main floor ) as well as a cold room! Outside in you beautiful backyard there is tons of room, playhouse, fire pit and much more. Don't miss out on this amazing acreage close to town! Call to view today!!