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**854018 RR215**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2147237**



**\$255,000**

<b>Division:</b>	NONE
<b>Type:</b>	Residential/Manufactured House
<b>Style:</b>	Acreage with Residence, Mobile
<b>Size:</b>	1,216 sq.ft. <b>Age:</b> 1999 (25 yrs old)
<b>Beds:</b>	3 <b>Baths:</b> 2
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Off Street
<b>Lot Size:</b>	7.04 Acres
<b>Lot Feat:</b>	Front Yard, Lawn, Many Trees

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	30-85-21-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** NA

Rarely is an acreage put on the market with as shop at this value!! The home is a 3 bedroom 2 bath 1216 sq ft 1999 mobile with some new flooring and paint. Located approx 15-20 minutes north of Peace River, you will have proximity to the Mercer Pulp Mill, close the the CNRL work area and an easy commute to Peace River. With a 42 X 42 shop with a powered OHD and approx 14' ceiling and 7.04 acres you will be hard pressed to find more for less!!! With some TLC and your own personal updates you will find this can be a home that will create equity and serve as a comfortable acreage. Low taxes, private setting, only 2 miles of gravel +/-...you need to see the home and make your decision. The sign is up!!! Call today!!