



780-832-0996  
derek.estabrook@outlook.com

844032 235A Range Road  
Rural Northern Lights, County of, Alberta

MLS # A2165673



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	12.31 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Garden, Landscaped, Many Trees, Pasture, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Parquet, Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-84-23-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Ag Restricted
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** freezer in basement is negotiable. Hot tub in the garage will be included as is. The heater was not working correctly the last time it was used. Some sheds to be removed, to be specified at time of offer.

Well treed and private acreage just North of Grimshaw! This acreage is complete with a home, shop, and machine shed. It also has fenced pasture with a waterer and shelter for your animals and established garden complete with an outdoor cold storage for your vegetables. The home itself has an attached single garage and offers 4 bedrooms, 2 bathrooms and a finished basement. The kitchen is well set up with a large dinging space. There is also plenty of room to gather with a living room on each level. Floor plans and 360 photos coming soon! Book a showing to see this established acreage today. Check out the 360 tour available in the media section and the floor plans which are in the photos section.