



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

89 843058 RGE RD 222
Rural Northern Lights, County of, Alberta

MLS # A2168966



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,284 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	3.26 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped		
Heating:	Forced Air, Natural Gas		Water: Well
Floors:	Carpet, Laminate, Linoleum, Vinyl		Sewer: Septic System
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Partially Finished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: CR3
Foundation:	Poured Concrete, Wood		Utilities: Natural Gas Paid, Electricity Connected
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Suspended Ceiling		
Inclusions:	none		

Only Minutes From Peace River in the Webberville Area. This 2200 sqft Home Located in Aspen Grove Estates just north of Peace River's West Hill. This Home offers 5 bedrooms, 2 full baths and 2 half baths. The primary bedroom is extra large, and the rest of the home follows with the main floor having both a Formal Living room and a Family room off the kitchen also a Dinning room which has access to the covered deck. The Laundry is located on the main floor, along with attached double heated garage. Outside the 3 acres is well landscaped and very private there is plenty of parking for Vehicles and RV's. In the back yard you will find the covered deck as well as a fire pit and plenty of room for the kids to play. If This Sounds Like The Home For You and Your Family Call Today. Listing Agent is related to the seller.