



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

221007 TWP 851A  
Rural Northern Lights, County of, Alberta

MLS # A2184331



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,019 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	21.30 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Linoleum, Tile	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Look no further your dream acreage with everything you could want and need! This gorgeous secluded acreage has 21.3 acres of total bliss. This home holds over 2100 sqft of single floor living, walking in your front door you will see a massive rec room perfect for the whole family and much more. Walking in through the hall to the main home you will find a immaculate custom built kitchen. Custom made hickory cabinets, granite counter tops, a large island with butcher block counter top, stainless steel appliances, every cooks dream kitchen! Just off the kitchen you have a half bath and tons of closet space leading to the main floor laundry. Off the other side of the kitchen you have access out to your massive covered deck with exposed vaulted beams and cedar plank with views you could look at everyday. Back inside you will find the large living room with large newer windows letting in tons of natural light. Down the hall you will find a large primary bedroom, 2 more additional bedrooms and a 4 piece bathroom. Outside you will see a gorgeous 32x48 Double car garage/ Shop with mother in-law suite above. The mother in-law suite has a open concept flow to it with a full kitchen, bedroom, living room with towering vaulted ceilings and a 3/4 bathroom/ laundry room as well. What more could you want in a property? How about 3 more addition outbuilding/ sheds, multiple fruit trees, garden area and a parking area for big trucks or equipment . Don't miss out on this amazing property north of Peace River and call today for a viewing.