

# **\$569,000 - 921007 Highway 35, Rural Northern Lights, County of**

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MLS® #A2173611

**\$569,000**

6 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 10.45 Acres

NONE, Rural Northern Lights, County of, Alberta

REDUCED!!!! Only 2 miles north of Manning, this beautifully maintained 10.45 acre property offers the perfect blend of country charm and modern convenience. The 1408 sq. ft. bi-level home features 6 spacious bedrooms and 3 full bathrooms, making it ideal for a growing family or those needing extra space. Step inside to discover new vinyl plan flooring in the upstairs living room and basement, a bright open layout, and a fully finished basement complete with a large rec room, 3 bedrooms and a 4 piece bathroom. Enjoy the outdoors year round from your covered back deck, and appreciate the recent updates including new shingles. The acreage is fully serviced with water co-op and the yard is beautifully landscaped with a garden spot, fire pit, and an underground pet fence around the perimeter-perfect for both two and four legged family members. A major highlight is the impressive 40 x 60 heated shop with underfloor heat, ceiling fans, a large overhead door, washroom and mezzanine office- ideal for home-based businesses, hobbies or storage. Don't miss this incredible opportunity to enjoy peaceful acreage living just minutes from town.

Built in 1997

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2173611                         |
| Price          | \$569,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,400                            |
| Acres          | 10.45                            |
| Year Built     | 1997                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 921007 Highway 35                |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H 2M0                          |

### **Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, In Floor, Natural Gas                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Private Yard                 |
| Lot Description   | Lawn, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete, Wood                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2024 |
| Days on Market | 298                |
| Zoning         | CR                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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