

# **\$365,000 - 911025 Rge Rd 235, Rural Northern Lights, County of**

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MLS® #A2236633

**\$365,000**

5 Bedroom, 3.00 Bathroom, 1,394 sqft  
Residential on 15.12 Acres

NONE, Rural Northern Lights, County of, Alberta

Great Location for your hobby farm or anyone that needs a large shop & lots of space! This 15 acre acreage comes with a 1394 sq. ft. home with full finished walk out basement, it includes 5 bedrooms and 2 1/2 baths, walk out basement, wood fire place, wood pellet stove in basement, water co-op installed, patio doors onto the deck and a new furnace & water heater recently! Recent renos include new bathrooms, stainless steel appliances, flooring and paint! There is a detached garage and a 40'x70' metal clad shop with 3 large overhead doors, cement floor, natural gas and wood heat! The property comes with a barn with separate stalls for animals of all types, Chicken house & 10 acres of 8' page wire game fencing! Acreage is nicely landscaped with lots of trees, only 5 miles SW of Manning AB.

Built in 1982

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2236633  |
| Price      | \$365,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,394                            |
| Acres          | 15.12                            |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 911025 Rge Rd 235                |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H2M0                           |

### Amenities

|         |                       |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | Ceiling Fan(s), Wood Windows, Kitchen Island |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer        |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Full                                         |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description   | See Remarks                    |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Siding                    |
| Foundation        | Poured Concrete, Wood          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 125            |
| Zoning         | CR             |

### Listing Details

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