# \$375,000 - Range Road 223, Rural Northern Lights, County of

MLS® #A2239819

### \$375,000

1 Bedroom, 1.00 Bathroom, 1,412 sqft Residential on 120.00 Acres

NONE, Rural Northern Lights, County of, Alberta

120 Acres with Cabin – Minutes from Town If you've been dreaming of owning a large piece of land close to town, this 120-acre parcel in the County of Northern Lights might be just what you're looking for. Located just minutes from Peace River, this property offers a rare combination of space, privacy, and convenience.

The land features a mix of hay and natural regrowth trees, making it ideal for those wanting to run some animals, enjoy recreational use, or simply embrace country living. An older cabin sits on the propertyâ€"expanded over the yearsâ€"and could be renovated into a comfortable home or used while you build new.

Some utilities are already in place, including power, a well, and a newer septic tank, giving you a head start on development.

Approximately 70 acres was logged about five years ago with the remaining 50 acres in hay and home site. Add some fencing and make it your own private homestead, hobby farm, or weekend retreat.

Don't miss the opportunity to own this much land so close to town. Text or call today to arrange a viewing.







Built in 1900

#### **Essential Information**

MLS® # A2239819 Price \$375,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 1,412 Acres 120.00 Year Built 1900

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address Range Road 223

Subdivision NONE

City Rural Northern Lights, County of

County Northern Lights, County of

Province Alberta
Postal Code T8S 1S2

#### **Amenities**

Utilities Electricity Connected

Parking Off Street

#### Interior

Interior Features See Remarks

Appliances None

Heating Electric, Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features None

Lot Description Farm, Few Trees, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Perimeter Wall, Poured Concrete

#### **Additional Information**

Date Listed July 14th, 2025

Days on Market 112 Zoning A

## **Listing Details**

Listing Office Royal LePage Valley Realty

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