

\$449,000 - #911016 Hwy 35, Rural Northern Lights, County of

MLS® #A2152378

\$449,000

4 Bedroom, 3.00 Bathroom, 1,385 sqft
Residential on 12.00 Acres

NONE, Rural Northern Lights, County of, Alberta

If you have been looking for an Acreage close to town this one could be for you! Only 2 Miles South of Manning AB. Located right off the Mckenzie highway #35 it is a proposed 12 Acre subdivision with a 1385 sq. ft. 2006 Modular Home with a full finished basement! Home comes with 4 bedrooms, 3 full bathrooms, large master bedroom, walk in closet & ensuite, vaulted ceilings, open concept kitchen, dining area and living room! The finished basement offers a laundry room, office, large bedroom, and rumpus room! Lots of trees giving privacy and wind break, landscaped yard with lawn, garden area and fire pit! The size of the acreage allows you room to fence for livestock and pets of any type!

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2152378 |
| Price | \$449,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,385 |
| Acres | 12.00 |
| Year Built | 2006 |



| | |
|----------|----------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | #911016 Hwy 35 |
| Subdivision | NONE |
| City | Rural Northern Lights, County of |
| County | Northern Lights, County of |
| Province | Alberta |
| Postal Code | T0H2M0 |

Amenities

| | |
|---------|-----------------------|
| Parking | Off Street, Oversized |
|---------|-----------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Pantry |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Cleared, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Lawn, Landscaped, Level, Pasture, Treed, Yard Drainage |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | July 24th, 2024 |
| Days on Market | 286 |
| Zoning | Country Residential |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.