

# \$675,000 - 874048 35 Highway, Rural Northern Lights, County of

MLS® #A2237792

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Land on 310.24 Acres

NONE, Rural Northern Lights, County of, Alberta

Just shy of two full quarter sections, this expansive property offers a rare opportunity to own a large piece of land in a quiet rural setting. The property features an older manufactured home with two additions, the home is still functional and with services already in place, providing a solid starting point for a variety of uses.

The majority of the land is treed, offering privacy and natural beauty, it's ideal for grazing cattle, recreational use, or clearing to suit your needs. Whether you're looking for a hobby farm, a rural retreat, or land to develop, this versatile property offers endless potential.

Conveniently located just north of Dixonville, this is a great opportunity to invest in land with both immediate and future possibilities.

## Essential Information

MLS® #	A2237792
Price	\$675,000
Bathrooms	0.00
Acres	310.24
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	874048 35 Highway
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 1E0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
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### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	61
Zoning	Ag

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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