

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

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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
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### 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	Front Yard, Landscaped, Lawn, Level, Cleared, Fruit Trees/Shrub(s), Few Trees, Garden, Pasture, Treed, Yard Drainage
Roof	Asphalt
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2024
Days on Market	301
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX Grande Prairie
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