

# \$649,000 - 843a Township, Rural Northern Lights, County of

MLS® #A2074071

**\$649,000**

5 Bedroom, 4.00 Bathroom, 2,000 sqft  
Residential on 136.00 Acres

NONE, Rural Northern Lights, County of, Alberta

What a View 136 Acres Only 10 Minutes From Peace Rivers West Hill Including This grand 2000+ Sq. Ft. Home with some of the best views of the Peace River Valley. AS soon as you open the door into the large entrance you are greeted by The grand Staircase which leads Up to the formal living room with a fire place, Formal Dinning room and large windows to enjoy the spectacular views any time day or night. Continuing through the kitchen is large enough to entertain your guest & family with its own eating area. The home office is just off the kitchen as well as the main floor laundry. Up from the main area are 4 of the 5 bedrooms the primary bedroom includes a large ensuite with a corner shower and the main bath has a soaker tub. Going back down the curved stair case you will find a large rec. room, mechanical room ,the 5th bedroom , 3 large storage rooms, as well as a 21 X 27 attached garage. Stepping out you will be surrounded by a well landscaped yard with 28 X 36 barn and a 24 X 60 pole shed. This property has been used for horses and cows with a coral system and pasture fencing still in place. The owners have made trails through the valley portion of this quarter and have had their fun with trail rides on both horses and motor bikes. Now it is time for your family to enjoy this land and make some great memories. If this sounds like what you have



been waiting for now is the time to call !!!

Built in 1991

### **Essential Information**

MLS® #	A2074071
Price	\$649,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	136.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	843a Township
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S 1S8

### **Amenities**

Parking Spaces	20
Parking	220 Volt Wiring, Double Garage Attached, Gravel Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Farm, Lawn, Landscaped, Many Trees, Native Plants, Pasture, Private, Rolling Slope
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 16th, 2023
Days on Market	601
Zoning	ag

### **Listing Details**

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.