

# \$597,000 - 921007 Highway 35, Rural Northern Lights, County of

---

MLS® #A2173611

**\$597,000**

6 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 10.45 Acres

NONE, Rural Northern Lights, County of, Alberta

A beautiful acreage located minutes from the Town of Manning. This 1408 sq. ft. bi-level home offering 6 bdms and 3 bathrooms has everything a growing family needs. Features include large entryway and island in kitchen, French Doors leading onto the covered back deck, recently installed new shingles, new vinyl plank flooring in the upstairs living room, large primary bedroom offers a 3 piece ensuite, fully finished basement with large open rec area as well as 3 bedrooms and 4 piece bathroom, underfloor heat and new vinyl plank flooring throughout. This home is hooked up to municipal water co-op. A 40 x 60 shop with underfloor heat, ceiling fans and large overhead door, a washroom and office can be found in the mezzanine. The yard is beautifully landscaped with a garden spot, fire pit as well as underground pet fence around the perimeter of the property, a well graveled yard leads to the shop. Only 2 miles North of the Town of Manning.

Built in 1997

## Essential Information

MLS® #	A2173611
Price	\$597,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,400
Acres	10.45
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	921007 Highway 35
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### **Amenities**

Parking	Off Street
---------	------------

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	185
Zoning	CR

**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.