

\$295,000 - 925082, 232 Range Road, Rural Northern Lights, County of

MLS® #A2172266

\$295,000

5 Bedroom, 3.00 Bathroom, 2,262 sqft
Residential on 2.25 Acres

NONE, Rural Northern Lights, County of, Alberta

This unique style two level home offers you 2104 sq. ft. on 2.24 acres located 10 miles north of Manning just off Highway 35. Featuring 5 bedrooms and 3 bathrooms. The basement is fully developed offering a suite with a kitchen, living room, bathroom and one bedroom accessible through a separate private entrance. This 36 yr old home has had many upgrades including new shingles, vinyl siding, luxury vinyl plank flooring, mostly new windows throughout, 2 x 8 treated basement walls having R28 factor insulation and a high-efficiency furnace. There is a nicely landscaped yard with a small animal shelter. This acreage is a must see to appreciate all it has to offer a growing family.

Built in 1988

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2172266 |
| Price | \$295,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,262 |
| Acres | 2.25 |
| Year Built | 1988 |
| Type | Residential |



| | |
|----------|----------------------------------|
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 925082, 232 Range Road |
| Subdivision | NONE |
| City | Rural Northern Lights, County of |
| County | Northern Lights, County of |
| Province | Alberta |
| Postal Code | T0H 2M0 |

Amenities

| | |
|--------------|------------|
| Parking | Off Street |
| # of Garages | 4 |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | Pantry, See Remarks |
| Appliances | Central Air Conditioner |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Garden, Private Entrance |
| Lot Description | Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, Wood |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | October 15th, 2024 |
| Days on Market | 301 |
| Zoning | Agricultural General |

Listing Details

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

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.