

# \$345,000 - 233055 922 Township Road, Notikewin

MLS® #A2186968

**\$345,000**

1 Bedroom, 1.00 Bathroom, 1,500 sqft

Residential on 9.09 Acres

NONE, Notikewin, Alberta

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a store; however, that could possibly be converted into a home. Additionally, the property boasts four moveable greenhouses and a spacious 24' x 24' cold storage building. If your goal is to use the property as a residential acreage, the greenhouses don't need to stay - there are interested buyers for them separately. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2186968  |
| Price          | \$345,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,500     |
| Acres          | 9.09      |
| Year Built     | 2013      |



|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 233055 922 Township Road   |
| Subdivision | NONE                       |
| City        | Notikewin                  |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H 2V0                    |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Microwave, Refrigerator |
| Heating           | In Floor, Hot Water     |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Landscaped               |
| Roof              | Metal                    |
| Construction      | Wood Frame, Metal Siding |
| Foundation        | Slab                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | February 3rd, 2025   |
| Days on Market | 199                  |
| Zoning         | Agricultural General |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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