

# \$575,000 - 234015 Twp Road 913, Rural Northern Lights, County of

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MLS® #A2225182

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,034 sqft  
Residential on 7.49 Acres

NONE, Rural Northern Lights, County of, Alberta

7.5 acre acreage only minutes from the Town of Manning. This property comes with a 2034 sq. ft. 2 story home offering 4 bedrooms and 1 full bath and 2 half baths that were recently renovated inside with new flooring throughout the home, newer appliances in kitchen, new furnace and ac units as well as bathrooms being upgraded. The outside also has been updated with new windows, new hardy board siding with 2 inch foam underneath. This home comes with a partially finished basement with cold room and furnace room and the rest is left to finish the way the new owner would like it. The yard is beautifully landscaped and offers some fencing, firepit and 1 shed. The water co-op has been installed and paid but the owner still has access to a dugout to allow for watering yard, garden or animals. It is located 1 mile south of Manning and 1 mile West. Call to view this gem as it won't last long.

Built in 1981

## Essential Information

MLS® #	A2225182
Price	\$575,000
Bedrooms	4
Bathrooms	3.00



Full Baths	1
Half Baths	2
Square Footage	2,034
Acres	7.49
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	234015 Twp Road 913
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### **Amenities**

Parking	Double Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Lawn, Gentle Sloping, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation                      Poured Concrete, Wood

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                85  
Zoning                              CR

**Listing Details**

Listing Office                    RE/MAX Grande Prairie

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