

# \$769,000 - 924044 Hwy 35, Notikewin

MLS® #A2171026

## \$769,000

5 Bedroom, 3.00 Bathroom, 1,548 sqft  
Residential on 10.01 Acres

NONE, Notikewin, Alberta

Welcome to a perfect blend of country living, style and comfort. This 5-bedroom, 3-bathroom home has been extensively renovated and sits on a private 10.01-acre lot, making it ideal for the families who love the outdoors. The home offers a timeless yet modern design with charming details throughout. The main living area features a spacious open concept layout, combining the living, dining, and kitchen area spaces perfect for entertaining. Natural light floods the newly updated and modern white chef's kitchen which boasts maple accents, sleek quartz countertops, a tiled backsplash, and a large feature island adorned with elegant hanging pendants and pot lighting. The kitchen also includes new stainless-steel appliances, gas range stove, ample cupboard space with pull-out drawers and a coffee bar with open shelving and additional slide-out storage. The living room, with its vaulted ceiling and floor-to-ceiling large windows, showcases breathtaking country views. The luxurious master bedroom is complete with a full-size ensuite, and walk-in closet and large sized windows that let in plenty of natural light! Two other bedrooms on the main level are generously sized and filled with natural light. A custom-built wrought iron railing with wood trim leads to the lower-level family room, with underfloor heat, offering ample space for family gatherings or cozy movie nights. This level also features two more spacious bedrooms, a 4-piece bathroom and large



storage room with adjustable metal shelving. Other recent updates include a new furnace, central a/c system, google nest furnace control, hot water on demand tank, new lighting fixtures including chandeliers and pot lighting throughout, new vinyl plank flooring on main level, baseboards and trim, freshly painted both up and downstairs. As you walk out on the back deck to enjoy your coffee, you will be amazed with the serene beauty of nature around you. Outbuildings include a 22 x 24 detached heated garage, 30 x 32 pole shed as well as a 40 x 60 shop with underfloor heat and radiant heat, all on natural gas. It has 2 overhead doors 20 x 14 and 12 x 14, perfect for work trucks, storage or as rental income. Beautifully landscaped, and a well graveled yard, this property is located right on Highway 35 just 5.5 miles north of Manning! It is serviced with municipal water and has a dugout for the outside watering. It is a must see! Additional notes: Listing agent is related to the seller.

Built in 2002

### **Essential Information**

MLS® #	A2171026
Price	\$769,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,548
Acres	10.01
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	924044 Hwy 35
Subdivision	NONE
City	Notikewin
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2V0

### Amenities

Parking	Double Garage Detached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	October 4th, 2024
Days on Market	294
Zoning	CR

### Listing Details

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

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.