

# \$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	272
Zoning	Agricultural General

### 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.