

# \$465,000 - 89 843058 Rge Rd 222, Rural Northern Lights, County of

MLS® #A2168966

## \$465,000

5 Bedroom, 4.00 Bathroom, 2,284 sqft  
Residential on 3.26 Acres

NONE, Rural Northern Lights, County of, Alberta

Only Minutes From Peace River in the Webberville Area. This 2200 sqft Home Located in Aspen Grove Estates just north of Peace River's West Hill. This Home offers 5 bedrooms, 2 full baths and 2 half baths. The primary bedroom is extra large, and the rest of the home follows with the main floor having both a Formal Living room and a Family room off the kitchen also a Dinning room which has access to the covered deck. The Laundry is located on the main floor, along with attached double heated garage. Outside the 3 acres is well landscaped and very private there is plenty of parking for Vehicles and RV's. In the back yard you will find the covered deck as well as a fire pit and plenty of room for the kids to play. If This Sounds Like The Home For You and Your Family Call Today. Listing Agent is related to the seller.

Built in 1981

## Essential Information

MLS® #	A2168966
Price	\$465,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2



Square Footage	2,284
Acres	3.26
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	89 843058 Rge Rd 222
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S 1S1

### Amenities

Utilities	Electricity Connected, Natural Gas Paid
Parking Spaces	15
Parking	Driveway, Double Garage Attached, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Suspended Ceiling
Appliances	Dishwasher, Refrigerator, Dryer, Electric Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Brush, Back Yard, Cleared, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	September 30th, 2024
Days on Market	185
Zoning	CR3

### **Listing Details**

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

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.