



## 220038 Township Road 844 , Rural Northern Lights, County of, Alberta - \$438,500



Main Photo

### Property Description

Built in 1958 and sitting on almost 10 scenic acres, this 1,200 sq. ft. home has undergone a top-to-bottom renovation starting in 2022. Nearly everything has been updated, including the bathrooms, windows, roof, doors, furnace, septic tank, and plumbing — the work has been done so you can simply move in and enjoy. The main floor features three bedrooms, a full bathroom, and a bright eat-in kitchen that flows into the cozy living room. Downstairs, the partially finished basement includes two additional bedrooms, a spacious utility/laundry area, and plenty of room to create a family or rec room to suit your needs. There is another 4 piece bath just inside the entryway, convenient for a quick clean-up going into the home. Step outside and enjoy the large fenced yard in front of the house — perfect for pets or kids. A 24' x 26' detached garage offers ample space for vehicles and storage, and there's a 30-amp RV plug-in along with water and sewer hookups right beside the garage. Water is supplied by the local water co-op, and the eastern views from the property are truly stunning. 5 mins to town and 10 mins to Mercer. This turn-key acreage is ready for its next chapter — don't miss your chance! Call or text today to arrange a viewing.

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