



## 54501 Range Road 130 Road , Niton Junction, Alberta - \$379,900



Main Photo

### Property Description

Welcome to this well-maintained 2001 acreage, situated on pavement and offering a total of 19.69 acres. This bright and inviting home features an open-concept design with kitchen, dining room, and living areas filled with natural light. The setting is quiet, private and fully fenced, complete with cross fencing, a hydrant, and an automatic watering bowl-ideal for a variety of uses. The spacious primary bedroom includes a walk-in closet and a 4 piece ensuite. Two additional generously sized bedrooms, one with its own walk-in closet, and second full bathroom provide ample living space for the whole family. Recent updates include new south-facing shingles (2024) new trim, carpet and vinyl plank flooring installed in 2021 throughout the main living areas. Furnace cleaned fall of 2023. The property offers plenty of room to build a double garage, shop/barn. This acreage combines comfort, privacy, and functionality- ALL AT A PRICE TO SELL.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

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