

**#911016 Hwy 35**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2152378**



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Oversized		
<b>Lot Size:</b>	12.00 Acres		
<b>Lot Feat:</b>	Cleared, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	9-91-23-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** None

If you have been looking for an Acreage close to town this one could be for you! Only 2 Miles South of Manning AB. Located right off the Mckenzie highway #35 it is a proposed 12 Acre subdivision with a 1385 sq. ft. 2006 Modular Home with a full finished basement! Home comes with 4 bedrooms, 3 full bathrooms, large master bedroom, walk in closet & ensuite, vaulted ceilings, open concept kitchen, dining area and living room! The finished basement offers a laundry room, office, large bedroom, and rumpus room! Lots of trees giving privacy and wind break, landscaped yard with lawn, garden area and fire pit! The size of the acreage allows you room to fence for livestock and pets of any type!