

\$350,000 - 235011 Twp Rd 913, Rural Northern Lights, County Of

MLS® #A2213747

\$350,000

3 Bedroom, 2.00 Bathroom, 1,590 sqft
Single Family on 7.83 Acres

N/A, Rural Northern Lights, County Of, Alberta

Nestled near the riverbanks with a perfect view overlooking the picturesque River Valley, this charming three-bedroom, two-bathroom modular home offers a wonderful blend of space, comfort, and functionality. As you step inside, you are welcomed by a large entryway that opens into a spacious living room featuring a vaulted ceilings – an ideal space to relax, entertain and create lasting memories. Flowing seamlessly from the living area is a bright kitchen with a large island, connected to a cozy dining area that creates a warm and inviting atmosphere. The open floor plan, combined with large windows, fills the home with natural light. French doors off the dinette lead to a covered rear deck - perfect for unwinding while enjoying views of the spacious, tree-lined backyard that offers both beauty and privacy. The expansive primary bedroom comfortably fits a king-size bed and boasts a luxurious five-piece ensuite and a roomy walk-in closet. Two additional generously sized bedrooms provide ample space for family or guests, while a secondary living area offers flexibility to serve as a playroom, family room, or home office - whatever suits your lifestyle. Comfort is ensured year-round with central air conditioning and heating. Recent updates include newly built front and back decks, a graveled yard, and the added luxury of a co-op water system. A heated double-car garage



and a large tin-clad cold storage shop provide plenty of space to keep your vehicles and belongings protected from the elements. Located just three minutes southwest of Manning, Alberta, this home offers both tranquility and convenience. Call today to schedule your viewing before it is gone!
(id:6289)

Built in 2011

Essential Information

Listing #	A2213747
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,590
Acres	7.83
Year Built	2011
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	235011 Twp Rd 913
Subdivision	N/A
City	Rural Northern Lights, County Of
Province	Alberta
Postal Code	T0H2M0

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Microwave, Freezer, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Garden Area, Landscaped, L
Construction Wood frame
Foundation Piled



Listing Details

Listing Office Grassroots Realty Group Ltd.



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