

\$715,000 - 913007, Range Road 222, Rural Northern Lights, County Of

MLS® #A2265457

\$715,000

3 Bedroom, 2.00 Bathroom, 2,460 sqft

Single Family on 11.60 Acres

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

Discover the perfect blend of space, comfort, and functionality ideal for families, or anyone seeking a peaceful retreat. Step inside this spacious three-bedroom, two-bathroom arch-rib home and immediately feel at ease. The open-concept main floor features high ceilings, expansive windows, and a bright, welcoming layout. The large kitchen, family and dining area offer plenty of room for everyday meals or entertainment. French doors open to the south-facing back deck, perfect for sunset barbecues and outdoor gatherings. Upstairs, the primary bedroom impresses with a walk-in closet, five-piece bathroom and a private balcony where you can enjoy stunning country views and your morning coffee or evening unwind. A bonus loft area with railings overlooks the lower level, adding a touch of charm and versatility. Two additional bedrooms, family room and a full bathroom complete the main level. Recent updates include newer windows, metal siding, French doors on the south side, updated kitchen cabinets, and a Blaze King wood stove in the entryway. The home has been exceptionally maintained and shows pride in ownership throughout. The impressive 30 x 5-metal-clad shop is fully equipped with in-floor heat, a mezzanine, and two powered overhead doors-ideal for business use, projects or extra parking space. Additional outbuildings include a long cabin sauna with



cedar finishings, a shed with attached pole sheds on each side, a cedar greenhouse, and a Sea-Can building with radiant heat (optional connection). This property is connected to a water co-op system and features an outdoor wood boiler that can heat both the house and shop. The beautifully landscaped yard includes a garden area, creating a picturesque country setting. A true real gem-perfect for raising a family, running a home business, or simply enjoying the quiet beauty of country living. Note: This property is in the process of having the subdivision completed. Everything is approved, just waiting for transfer. Taxes to be determined once the subdivision is final. (id:6289)

Built in 2005

Essential Information

Listing #	A2265457
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,460
Acres	11.60
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	913007, Range Road 222
Subdivision	N/A
City	Rural Northern Lights, County of
Province	Alberta
Postal Code	T0H2M0

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, French door



Parking

Other

Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Washer & Dryer

Heating Natural gas, Wood Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 2

Exterior

Exterior Features Garden Area, Landscaped

Construction Wood frame

Foundation Poured Concrete, Slab

Listing Details

Listing Office Grassroots Realty Group Ltd.



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Listing information last updated on October 23rd, 2025 at 5:16pm PDT