

**235037 Township road 844  
Rural Northern Lights, County of, Alberta**

**MLS # A2250984**



# \$190,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	2.03 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central, Electric, Natural Gas, Wall Furnace	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	19-84-23-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Built in 1989, this two-bedroom home on 2 acres is ready for new owners! Everything is conveniently on one level, featuring 2 bedrooms, 1 bathroom, eat-in kitchen that flows into the living room and newer windows throughout. Located just 15 minutes north of Grimshaw in the Warrentsville area, this property offers the peace of country living with the convenience of being close to town. Outside, there's plenty of space for parking, a yard to enjoy, and even potential for keeping a few animals. Whether you're looking to downsize, purchase your first home, or enjoy some extra room outdoors, this property is worth a look! Text or call to arrange a viewing.