

892021, 221 Range Road  
Rural Northern Lights, County of, Alberta

MLS # A2245808



## \$869,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	13-89-22-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Barley, Hay

Welcome to this well-maintained 5 bdrm, 2 bath country home situated on a full quarter section just 30 minutes from the Town of Manning. Nestled in a peaceful rural setting, this 1140 sq ft home offers a blend of classic charm and modern updates. Built in 1964, the home features 3 bdrms and a 4 piece bath on the main floor, with an additional 2 bdrms, a 4 piece bathroom, spacious family room and laundry area in the partially finished basement. Enjoy peace of mind with updated windows throughout (excluding the front picture window), new kitchen cupboards (installed in 2017) a durable tin roof, Hardy board siding, and newly installed weeping tile with the basement professionally sealed using Blue Skin. County water co-op is installed but there is also access to dugout water to feed animals or water a garden. Outbuildings include a 60 x 120 Cold Storage Shop, powered, gravel floor, ideal for equipment storage or workshop use. 50 x 70 Seed Cleaning Plant, insulated, finished with wood interior and tin roof. Features two 14' doors on one side, offering potential for conversion into a barn or livestock facility. 660 sq. ft. wooden garage with tin roof and wood stove, perfect for vehicle or tool storage. This property offers excellent farming potential with a full quarter of land (80 acres seeded, 40 acres fenced pasture with a dugout for water supply, 20 acres of willows that could be farmed and the balance is the yard site) versatile infrastructure suitable for a variety of agricultural or business operations. Don't miss this opportunity to own a well-cared-for rural property with great bones, quality upgrades, and plenty of space to grow.