

# \$319,900 - 234076 Township Road 854, Rural Northern Lights, County of

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MLS® #A2209636

**\$319,900**

4 Bedroom, 1.00 Bathroom, 1,376 sqft  
Residential on 11.02 Acres

NONE, Rural Northern Lights, County of, Alberta

Private & Serene Acreage Living – 4 Bed, 1 Bath Home on 11.02 Acres! Welcome to your peaceful country retreat! Nestled on 11.02 acres of lush, private land, this charming 4-bedroom, 1-bathroom home offers the perfect blend of comfort, space, and opportunity. Whether you're looking to start a hobby farm, plant a large garden, or simply enjoy the tranquility of rural living, this property has it all. Surrounded by mature trees for natural privacy, the acreage features plenty of room for animals, expansive gardening potential, and space to roam. The home is cozy and welcoming and has undergone extension renovations and updates in recent years offering a great foundation to make your own, with ample space for family or guests. The bedrooms are all generous in size and the main living area is a great example of open concept living while also offering great natural light from all of the windows. Step outside to the covered deck which also wraps around the front of the home. A chicken coop and several outbuildings give you great storage options. Enjoy the quiet serenity of nature while still being within easy reach of local amenities. This is your chance to own a piece of the countryside and create the lifestyle you've always dreamed of. Don't miss out on this rare opportunity—schedule your private showing today and imagine the possibilities!



Built in 1977

## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2209636                                        |
| Price          | \$319,900                                       |
| Bedrooms       | 4                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,376                                           |
| Acres          | 11.02                                           |
| Year Built     | 1977                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 234076 Township Road 854         |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T8S 1S4                          |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 10          |
| Parking        | Parking Pad |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Basement          | None                                              |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                          |
| Lot Description   | Front Yard, Garden, Landscaped, Lawn, Level, Treed, Secluded, Subdivided |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Other                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | April 8th, 2025     |
| Days on Market | 29                  |
| Zoning         | Agriculture General |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|



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