

# **\$560,000 - 850070 Highway 743, Rural Northern Lights, County of**

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MLS® #A2216034

**\$560,000**

2 Bedroom, 1.00 Bathroom, 1,296 sqft  
Residential on 141.76 Acres

NONE, Rural Northern Lights, County of, Alberta

If you have always had a thing for the charm and character of an older home then come check out this cozy, vintage farmhouse located just minutes North of Peace River in the Weberville area. You have this cute and well maintained home plus almost 143 acres of land and several outbuildings including a 36x48 arch rib shop with 220 power, concrete floor and upper loft and heat and insulation in the back 13x31 portion of it, a 20x24 heated shop with 220 power, a square timber barn with 5 stalls plus three storage sheds. All of the buildings have metal roofs and the two shops are metal clad. There is also plenty of fencing and an outdoor riding arena making this a great property for horses or other animals. Back inside the house, you will find two bedrooms plus an upstairs loft space that offers plenty of additional space to create more sleeping options in you need. The main floor houses all of the family living space. A large living room offers up a cozy woodstove (WETT certified) to help keep the house toasty and warm. There is an all weather front porch making a great place for a home based office. The eat-in kitchen offers good space for meal prep and storage plus there are porches front and rear giving you more storage. The basement is a cellar and provides space for the house utilities. Out the back door and you have a lovely covered veranda. It has plenty of



room and is a great place to sit rain or shine and enjoy a peaceful evening or morning coffee. The yard is beautifully landscaped and offers a firepit and plenty of lawn for kids and pets to run and play. This is an excellent character home that could easily accommodate a home based business with the available shops or have animals and a hobby farm with all of the land that is available to you. Either way you are getting yourself a solid and well maintained home in close proximity to Peace River. This is a hard property to find in the area so don't wait-make the call today to book your private viewing!

Built in 1940

### **Essential Information**

MLS® #	A2216034
Price	\$560,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	141.76
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	850070 Highway 743
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S 1T2

### **Amenities**

Parking	Parking Pad
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## Interior

Interior Features	Central Vacuum, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Wooded
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

## Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	Agricultural

## Listing Details

Listing Office	RE/MAX Northern Realty
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