

# \$259,900 - 860042 Rr 234, Rural Northern Lights, County of

MLS® #A2256282

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,744 sqft  
Residential on 10.00 Acres

NONE, Rural Northern Lights, County of, Alberta

For all those looking that oasis that offers a home, double car garage and a fantastic price!! here is the private escape you've been searching for! 10 acres of beautiful spruce and poplar trees with a 1,700+ sq. ft. home offering space, comfort, and country charm. Ideally located just 20-25 minutes from both Peace River and Grimshaw, this property is very private yet still close enough to neighbours for peace of mind.

The home features three bedrooms, a large living room, and a spacious 500+ sq. ft. addition that's the extra space you need! whether you envision a cozy family room, hobby space, or a warm retreat as the area is prepped for a wood stove. Recent upgrades include paint and flooring, newer shingles on the main home, insulated panels for the skirting, and a piling foundation for stability. The primary bedroom's ensuite boasts a newer shower and tub, adding modern comfort to an already expansive master bedroom

A highlight of the property is the 28 x 24 heated garage on a concrete pad! perfect for



vehicles, projects, or a workshop. Several outbuildings add even more versatility and storage. Surrounded by mature trees, the land offers plenty of room for outdoor recreation, gardening, or simply enjoying the peace and quiet of acreage living.

With space to grow, recent updates already in place, and a location that balances privacy with convenience, this property is ready to welcome its next owner.

Built in 1993

### **Essential Information**

MLS® #	A2256282
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,744
Acres	10.00
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home, Acreage with Residence
Status	Active

### **Community Information**

Address	860042 Rr 234
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S1S4

### **Amenities**

Parking Spaces	10
Parking	Double Garage Detached, Gravel Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Storage
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Mid Efficiency
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	September 10th, 2025
Days on Market	5
Zoning	AG

### **Listing Details**

Listing Office	Century 21 Town and Country Realty
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