

# \$245,000 - 854018 Rr215, Rural Northern Lights, County of

MLS® #A2147237

## \$245,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 7.04 Acres

NONE, Rural Northern Lights, County of, Alberta

Rarely is an acreage put on the market with as shop at this value!! The home is a 3 bedroom 2 bath 1216 sq ft 1999 mobile with some new flooring and paint. Located approx 15-20 minutes north of Peace River, you will have proximity to the Mercer Pulp Mill, close the the CNRL work area and an easy commute to Peace River. With a 42 X 42 shop with a powered OHD and approx 14' ceiling and 7.04 acres you will be hard pressed to find more for less!!! With some TLC and your own personal updates you will find this can be a home that will create equity and serve as a comfortable acreage. Low taxes, private setting, only 2 miles of gravel +/-...you need to see the home and make your decision. The sign is up!!! Call today!!

Built in 1999

### Essential Information

MLS® #	A2147237
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	7.04
Year Built	1999



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### Community Information

Address	854018 Rr215
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S1S5

### Amenities

Parking	Garage Door Opener, Gravel Driveway, Off Street
# of Garages	10

### Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Dryer, Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Block, Wood

### Additional Information

Date Listed	July 4th, 2024
Days on Market	291
Zoning	AG

### Listing Details

Listing Office	Century 21 Town and Country Realty
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