

\$350,000 - 235011 Twp Rd 913, Rural Northern Lights, County of

MLS® #A2213747

\$350,000

3 Bedroom, 2.00 Bathroom, 1,590 sqft
Residential on 7.83 Acres

NONE, Rural Northern Lights, County of, Alberta

Nestled near the riverbanks with a perfect view overlooking the picturesque River Valley, this charming three-bedroom, two-bathroom modular home offers a wonderful blend of space, comfort, and functionality. As you step inside, you are welcomed by a large entryway that opens into a spacious living room featuring a vaulted ceilings – an ideal space to relax, entertain and create lasting memories. Flowing seamlessly from the living area is a bright kitchen with a large island, connected to a cozy dining area that creates a warm and inviting atmosphere. The open floor plan, combined with large windows, fills the home with natural light. French doors off the dinette lead to a covered rear deck - perfect for unwinding while enjoying views of the spacious, tree-lined backyard that offers both beauty and privacy. The expansive primary bedroom comfortably fits a king-size bed and boasts a luxurious five-piece ensuite and a roomy walk-in closet. Two additional generously sized bedrooms provide ample space for family or guests, while a secondary living area offers flexibility to serve as a playroom, family room, or home office - whatever suits your lifestyle. Comfort is ensured year-round with central air conditioning and heating. Recent updates include newly built front and back decks, a graveled yard, and the added luxury of a co-op



water system. A heated double-car garage and a large tin-clad cold storage shop provide plenty of space to keep your vehicles and belongings protected from the elements. Located just three minutes southwest of Manning, Alberta, this home offers both tranquility and convenience. Call today to schedule your viewing before it is gone!

Built in 2011

Essential Information

MLS® #	A2213747
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,590
Acres	7.83
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	235011 Twp Rd 913
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub,
-------------------	---

	Vaulted Ceiling(s), Walk-In C
Appliances	Freezer, Gas Stove, Microwa
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None



Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Garden, Landscap
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	April 23rd, 2025
Days on Market	103
Zoning	R2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.