

# **\$525,000 - 212045 Twp Rd 852, Rural Northern Lights, County of**

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MLS® #A2214164

**\$525,000**

5 Bedroom, 4.00 Bathroom, 1,848 sqft  
Residential on 25.00 Acres

NONE, Rural Northern Lights, County of, Alberta

Immaculate 5-Bedroom home on 25 Acres with Breathtaking Views of the Peace River Valley Located approximately 15 minutes north of Peace River, this incredible

1,848-square-foot home sits on 25 acres of picturesque land, just minutes from the Mercer Pulp Mill. If you are looking for that unique property that offers potential to hobby farm then this is the one. Enjoy stunning southern and eastern views of the Peace River and the river valley from your deck as you relax and enjoy. This fully finished home offers 5 bedrooms and 4 bathrooms, perfect for families. Some key features include:

350-square-foot front and back landings, Expansive dining room and kitchen with a pantry, 24 x 28 attached garage with two 9 x 9 overhead doors and heated with radiant tube heaters, Advanced water treatment system with ionization and filters High-efficiency furnace and hot water on demand complete this package. As well there is a large powered storage building that houses the aeration equipment, secondary power that use to supply power to a grain dryer and bins PLUS a watering hydrant at the garden. There is more but you need to see that for yourself!!

Donâ€™t miss out on this exceptional property with ample space and modern amenities. The sign is up!! Contact today to schedule a viewing!



Built in 1989

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2214164  |
| Price          | \$525,000                                       |
| Bedrooms       | 5   |
| Bathrooms      | 4.00  |
| Full Baths     | 3   |
| Half Baths     | 1   |
| Square Footage | 1,848   |
| Acres          | 25.00   |
| Year Built     | 1989  |
| Type           | Residential                                     |
| Sub-Type       | Detached  |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active  |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 212045 Twp Rd 852                |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T8S1S4                           |

## Amenities

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected                                  |
| Parking      | Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage |
| # of Garages | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer  |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |

|              |                               |
|--------------|-------------------------------|
| Fireplaces   | Family Room, Gas, Living Room |
| Has Basement | Yes                           |
| Basement     | Finished, Full                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage |
| Lot Description   | Front Yard, Secluded, Views                               |
| Roof              | Metal   |
| Construction      | Concrete, Wood Frame                                      |
| Foundation        | Poured Concrete, Wood                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 102              |
| Zoning         | AG               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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