

**89 843058 RGE RD 222**  
**Rural Northern Lights, County of, Alberta**

**MLS # A2168966**



**\$465,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Brush, Cul-De-Sac, Front Yard, Lawn, No Neighbours Be		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR3
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	Natural Gas Paid, Electricity Connected
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Suspended Ceiling		

**Inclusions:** none

Only Minutes From Peace River in the Webberville Area. This 2200 sqft Home Located in Aspen Grove Estates just north of Peace River's West Hill. This Home offers 5 bedrooms, 2 full baths and 2 half baths. The primary bedroom is extra large, and the rest of the home follows with the main floor having both a Formal Living room and a Family room off the kitchen also a Dinning room which has access to the covered deck. The Laundry is located on the main floor, along with attached double heated garage. Outside the 3 acres is well landscaped and very private there is plenty of parking for Vehicles and RV's. In the back yard you will find the covered deck as well as a fire pit and plenty of room for the kids to play. If This Sounds Like The Home For You and Your Family Call Today. Listing Agent is related to the seller.