

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

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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, Vaulted |
|-------------------|--|



|            |                                |
|------------|--------------------------------|
|            | Ceiling(s), Walk-In Closet(s), |
| Appliances | Freezer, Gas Stove, Microwave  |
| Heating    | Forced Air, Natural Gas        |
| Cooling    | Central Air                    |
| Basement   | None                           |

**Exterior**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 142              |
| Zoning         | R2               |

**Listing Details**

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

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