

# \$375,000 - Range Road 223, Rural Northern Lights, County of

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MLS® #A2239819

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,412 sqft  
Residential on 120.00 Acres

NONE, Rural Northern Lights, County of, Alberta

120 Acres with Cabin – Minutes from Town  
If you’ve been dreaming of owning a large piece of land close to town, this 120-acre parcel in the County of Northern Lights might be just what you’re looking for. Located just minutes from Peace River, this property offers a rare combination of space, privacy, and convenience.

The land features a mix of hay and natural regrowth trees, making it ideal for those wanting to run some animals, enjoy recreational use, or simply embrace country living. An older cabin sits on the property – expanded over the years – and could be renovated into a comfortable home or used while you build new.

Some utilities are already in place, including power, a well, and a newer septic tank, giving you a head start on development.

Approximately 70 acres was logged about five years ago with the remaining 50 acres in hay and home site. Add some fencing and make it your own private homestead, hobby farm, or weekend retreat.

Don't miss the opportunity to own this much land so close to town. Text or call today to arrange a viewing.



Built in 1900

## Essential Information

MLS® #	A2239819
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,412
Acres	120.00
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Range Road 223
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S 1S2

### **Amenities**

Utilities	Electricity Connected
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Electric
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Farm, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	58
Zoning	A

## **Listing Details**

Listing Office	Royal LePage Valley Realty
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