

# \$460,000 - 220038 Township Road 844, Rural Northern Lights, County of

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MLS® #A2243155

**\$460,000**

5 Bedroom, 1.00 Bathroom, 1,198 sqft  
Residential on 10.00 Acres

NONE, Rural Northern Lights, County of, Alberta

Built in 1958 and sitting on almost 10 scenic acres, this 1,200 sq. ft. home has undergone a top-to-bottom renovation starting in 2022.

Nearly everything has been updated, including the bathrooms, windows, roof, doors, furnace, septic tank, and plumbing – the work has been done so you can simply move in and enjoy.

The main floor features three bedrooms, a full bathroom, and a bright eat-in kitchen that flows into the cozy living room. Downstairs, the partially finished basement includes two additional bedrooms, a spacious utility/laundry area, and plenty of room to create a family or rec room to suit your needs.

Step outside and enjoy the large fenced yard in front of the house – perfect for pets or kids. A 24' x 26' detached garage offers ample space for vehicles and storage, and there's a 30-amp RV plug-in along with water and sewer hookups right beside the garage. Water is supplied by the local water co-op, and the eastern views from the property are truly stunning.

This turn-key acreage is ready for its next chapter – don't miss your chance! Call or text today to arrange a viewing.



Built in 1958

## Essential Information

MLS® #	A2243155
Price	\$460,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,198
Acres	10.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Acreage with Residence
Status	Active

### **Community Information**

Address	220038 Township Road 844
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S 1J2

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Dog Run Fenced In, Landscaped, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Aluminum Siding, Cedar
Foundation	Block

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	1
Zoning	A

**Listing Details**

Listing Office	Royal LePage Valley Realty
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