

# \$438,500 - 220038 Township Road 844, Rural Northern Lights, County of

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MLS® #A2243155

**\$438,500**

5 Bedroom, 2.00 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 â€” 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. There is another 4 piece bath just inside the entryway, convenient for a quick clean-up going into the home.

Step outside and enjoy the large fenced yard in front of the house â€” 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. 5 mins to town and 10 mins to Mercer.

This turn-key acreage is ready for its next chapter â€” donâ€™t miss your chance! Call or text today to arrange a viewing.



Built in 1958

## Essential Information

MLS® #	A2243155
Price	\$438,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
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, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
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Lot Description	Landscaped, Lawn, Level, Rectangular Lot, Dog Run Fenced In, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding, Cedar
Foundation	Block

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	49
Zoning	A

### **Listing Details**

Listing Office	Royal LePage Valley Realty
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