

\$428,800 - 220038 Township Road 844, Rural Northern Lights, County of

MLS® #A2243155

\$428,800

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 – 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 – 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 – don't miss your chance! Call or text today to arrange a viewing.



Built in 1958

Essential Information

MLS® #	A2243155
Price	\$428,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	10.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
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	Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding, Cedar
Foundation	Block

Additional Information

Date Listed	July 24th, 2025
Days on Market	71
Zoning	A

Listing Details

Listing Office	Royal LePage Valley Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.