

# **\$525,000 - 212045 Twp Rd 852, Rural Northern Lights, County of**

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MLS® #A2214164

**\$525,000**

5 Bedroom, 4.00 Bathroom, 1,848 sqft  
Residential on 25.00 Acres

NONE, Rural Northern Lights, County of, Alberta

Immaculate 5-Bedroom home on 25 Acres with Breathtaking Views of the Peace River Valley Located approximately 15 minutes north of Peace River, this incredible

1,848-square-foot home sits on 25 acres of picturesque land, just minutes from the Mercer Pulp Mill. If you are looking for that unique property that offers potential to hobby farm then this is the one. Enjoy stunning southern and eastern views of the Peace River and the river valley from your deck as you relax and enjoy. This fully finished home offers 5 bedrooms and 4 bathrooms, perfect for families. Some key features include:

350-square-foot front and back landings, Expansive dining room and kitchen with a pantry, 24 x 28 attached garage with two 9 x 9 overhead doors and heated with radiant tube heaters, Advanced water treatment system with ionization and filters High-efficiency furnace and hot water on demand complete this package. As well there is a large powered storage building that houses the aeration equipment, secondary power that use to supply power to a grain dryer and bins PLUS a watering hydrant at the garden. There is more but you need to see that for yourself!!

Donâ€™t miss out on this exceptional property with ample space and modern amenities. The sign is up!! Contact today to schedule a viewing!



Built in 1989

## Essential Information

MLS® #	A2214164
Price	\$525,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,848
Acres	25.00
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

## Community Information

Address	212045 Twp Rd 852
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T8S1S4

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Secluded, Views
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	76
Zoning	AG

## Listing Details

Listing Office	Century 21 Town and Country Realty
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