

# \$650,000 - 235010 915 Township W, Notikewin

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MLS® #A2218853

## \$650,000

5 Bedroom, 4.00 Bathroom, 1,763 sqft  
Residential on 37.58 Acres

NONE, Notikewin, Alberta

Proudly showing this luxury home that packs a punch! This stunning 37-acre fenced property perfectly blends timeless style and smart functionality. Conveniently located just off the pavement and minutes from Manning, this beautifully designed five-bedroom, four-bathroom home is built for modern living and effortless comfort. From the moment you step inside, youâ€™re welcomed by a bright, open-concept layout with vaulted ceilings and a double-sided gas fireplace, creating a warm and inviting atmosphere. The heart of the home is the well-appointed kitchen featuring an abundance of cabinetry, a pantry cupboard, complete stainless steel appliance package including a built-in double wall oven, countertop stove, and a large central island with barstool seating - ideal for gathering with family and friends. French doors off the dining area lead to the oversized tiered deck, offering the perfect spot to relax and enjoy the expansive outdoor living space while watching the kids play. The main level includes a serene primary bedroom with a walk-in closet, a four-piece ensuite with jet tub. There are also two generously sized bedrooms and a full bathroom. In the spacious mudroom area, which connects easily to the kitchen and garage, is a larger closet, a potential space for main-floor laundry and a two-piece bathroom. The fully developed lower level boasts large windows that let in plenty of natural light, in-floor heating, a massive laundry room, two more bedrooms, a beautifully finished



four-piece bathroom, an open family room with plumbing ready for a wet bar - perfect for entertaining. Additional features include on the water co-op system, central air conditioning for year-round comfort and stone veneer accent with vinyl siding for a timeless exterior appeal. This property truly has it all - luxury, space and practicality, making it the perfect place for your family to grow, thrive, and create lasting memories!

Built in 2008

### **Essential Information**

MLS® #	A2218853
Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	37.58
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	235010 915 Township W
Subdivision	NONE
City	Notikewin
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2V0

### **Amenities**

Parking	Double Garage Attached
# of Garages	5

## Interior

Interior Features	French Door, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	May 7th, 2025
Days on Market	51
Zoning	AG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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