

# \$259,900 - 860042 Rr 234, Rural Northern Lights, County of

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MLS® #A2256282

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,744 sqft  
Residential on 10.00 Acres

NONE, Rural Northern Lights, County of, Alberta

For all those looking that oasis that offers a home, double car garage and a fantastic price!! here is the private escape youâ€™ve been searching for! 10 acres of beautiful spruce and poplar trees with a 1,700+ sq. ft. home offering space, comfort, and country charm. Ideally located just 20-25 minutes from both Peace River and Grimshaw, this property is very private yet still close enough to neighbours for peace of mind.

The home features three bedrooms, a large living room, and a spacious 500+ sq. ft. addition thatâ€™s the extra space you need! whether you envision a cozy family room, hobby space, or a warm retreat as the area is prepped for a wood stove. Recent upgrades include paint and flooring, newer shingles on the main home, insulated panels for the skirting, and a piling foundation for stability. The primary bedroomâ€™s ensuite boasts a newer shower and tub, adding modern comfort to an already expansive master bedroom

A highlight of the property is the 28 x 24 heated garage on a concrete pad! perfect for



vehicles, projects, or a workshop. Several outbuildings add even more versatility and storage. Surrounded by mature trees, the land offers plenty of room for outdoor recreation, gardening, or simply enjoying the peace and quiet of acreage living.

With space to grow, recent updates already in place, and a location that balances privacy with convenience, this property is ready to welcome its next owner.

Built in 1993

**Essential Information**

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2256282                                        |
| Price          | \$259,900                                       |
| Bedrooms       | 3                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,744                                           |
| Acres          | 10.00                                           |
| Year Built     | 1993                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Single Wide Mobile Home, Acreage with Residence |
| Status         | Active                                          |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 860042 Rr 234                    |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T8S1S4                           |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 10                                                     |
| Parking        | Double Garage Detached, Gravel Driveway, Heated Garage |
| # of Garages   | 2                                                      |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Open Floorplan, Storage            |
| Appliances        | Dryer, Range, Refrigerator, Washer |
| Heating           | Forced Air, Mid Efficiency         |
| Cooling           | None                               |
| Basement          | None                               |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage                   |
| Lot Description   | Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Wooded |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame                                                          |
| Foundation        | Piling(s)                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 12                   |
| Zoning         | AG                   |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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