

# **\$949,000 - 920072 Rge Rd 232, Rural Northern Lights, County of**

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MLS® #A2229796

**\$949,000**

5 Bedroom, 3.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Northern Lights, County of,  
Alberta

Looking for a small farm or to expand your current farming acres here is your chance! 160 acres with a large modern home only minutes from the Town of Manning Ab. Property comes with a 3480 sq. ft. nicely finished 2 level home with 5 bedroom 3 full bath, home features include Large kitchen with lots Island & counter space, open concept to dining area that has patio doors onto patio/ sidewalk to firepit bordering creek & treed area, large living room with wood burning stove, huge master bedroom with walk in closet and large ensuite with Jacuzzi tub, & stand alone shower, Large bonus room upstairs, a 24'x 30' attached garage, AC, & Town Water! Yard is nicely landscaped with raised garden beds flowers and ornamental trees along the meandering creek! Out buildings include a 18'x32' Shed/workshop, large hip roof barn, wooden grain bins, metal grain bins! Some fencing for your pets & livestock that has a creek running through the property for a water source for animals! 110 acres seeded to crop this year as well as 20 acres of fenced pasture! Only 2 miles from of the town of Manning!

## **Essential Information**

MLS® #	A2229796
Price	\$949,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	920072 Rge Rd 232
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### Interior

Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
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### Exterior

Lot Description	Creek/River/Stream/Pond, Farm, Few Trees, Garden, Lawn, Pasture, Private
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### Additional Information

Date Listed	June 9th, 2025
Days on Market	40
Zoning	Farm

### Listing Details

Listing Office	RE/MAX Grande Prairie
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