

\$345,000 - 233055 922 Township Road, Notikewin

MLS® #A2186968

\$345,000

1 Bedroom, 1.00 Bathroom, 1,500 sqft

Residential on 9.09 Acres

NONE, Notikewin, Alberta

Need more room? This 9.09-acre property, located just minutes north of Manning and about 1 mile off Highway #35, offers plenty of potential. Situated at Notikewin, the property features a beautifully landscaped yard with a gated entrance and a well-maintained gravel driveway. Included is a 30' x 50' wood-framed building, formerly used for a store; however, that could possibly be converted into a home. Additionally, the property boasts four moveable greenhouses and a spacious 24' x 24' cold storage building. If your goal is to use the property as a residential acreage, the greenhouses don't need to stay - there are interested buyers for them separately. It's a versatile opportunity with room to tailor it to your needs. Fully serviced and connected to the municipal water system, this property is ready for its next owner. Call today to book your viewing!

Built in 2013

Essential Information

MLS® #	A2186968
Price	\$345,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,500
Acres	9.09
Year Built	2013



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	233055 922 Township Road
Subdivision	NONE
City	Notikewin
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2V0

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	See Remarks
Appliances	Microwave, Refrigerator
Heating	In Floor, Hot Water
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Metal
Construction	Wood Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	February 3rd, 2025
Days on Market	190
Zoning	Agricultural General

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.