

\$715,000 - 913007, Range Road 222, Rural Northern Lights, County of

MLS® #A2265457

\$715,000

3 Bedroom, 2.00 Bathroom, 2,460 sqft
Residential on 11.60 Acres

NONE, Rural Northern Lights, County of, Alberta

Discover the perfect blend of space, comfort, and functionality ideal for families, or anyone seeking a peaceful retreat. Step inside this spacious three-bedroom, two-bathroom arch-rib home and immediately feel at ease. The open-concept main floor features high ceilings, expansive windows, and a bright, welcoming layout. The large kitchen, family and dining area offer plenty of room for everyday meals or entertainment. French doors open to the south-facing back deck, perfect for sunset barbecues and outdoor gatherings. Upstairs, the primary bedroom impresses with a walk-in closet, five-piece bathroom and a private balcony where you can enjoy stunning country views and your morning coffee or evening unwind. A bonus loft area with railings overlooks the lower level, adding a touch of charm and versatility. Two additional bedrooms, family room and a full bathroom complete the main level. Recent updates include newer windows, metal siding, French doors on the south side, updated kitchen cabinets, and a Blaze King wood stove in the entryway. The home has been exceptionally maintained and shows pride in ownership throughout. The impressive 30 x 5-metal-clad shop is fully equipped with in-floor heat, a mezzanine, and two powered overhead doors-ideal for business use, projects or extra parking space. Additional



outbuildings include a long cabin sauna with cedar finishings, a shed with attached pole sheds on each side, a cedar greenhouse, and a Sea-Can building with radiant heat (optional connection). This property is connected to a water co-op system and features an outdoor wood boiler that can heat both the house and shop. The beautifully landscaped yard includes a garden area, creating a picturesque country setting. A true real gem-perfect for raising a family, running a home business, or simply enjoying the quiet beauty of country living. Note: This property is in the process of having the subdivision completed. Everything is approved, just waiting for transfer. Taxes to be determined once the subdivision is final.



Built in 2005

Essential Information

MLS® #	A2265457
Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,460
Acres	11.60
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage w
Status	Active



Community Information

Address	913007, Range Road 222
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking	Off Street
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Interior

Interior Features	French Door, Open Floorplan, See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Private, Treed
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	October 18th, 2025
Days on Market	8
Zoning	CR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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