

\$459,000 - 932041 Hwy 35, Rural Northern Lights, County of

MLS® #A2250190

\$459,000

3 Bedroom, 1.00 Bathroom, 1,876 sqft
Residential on 14.65 Acres

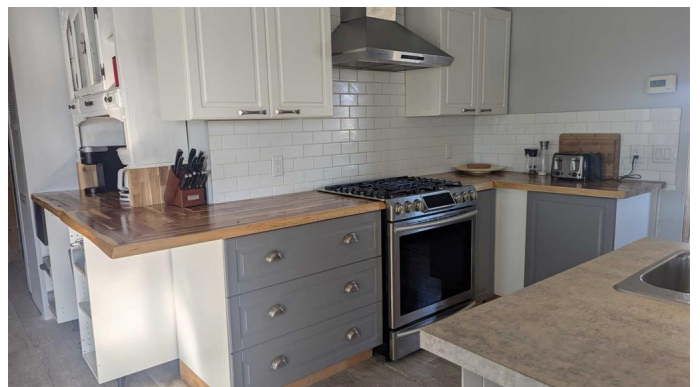
NONE, Rural Northern Lights, County of, Alberta

Discover the perfect blend of country charm and modern updates with this beautifully renovated acreage just 9 miles north of Manning along Highway 35. Situated on 14.65 acres, this property offers space, functionality and comfort for both family living and livestock.

The 1876 sq. ft. home features 3 bedrooms and 1 large bathroom. Originally a 1989 14 x 70 Winalta shelter mobile, it has been completely remodeled & renovated with two new additions. Updates include new appliances, cupboards, flooring, windows, paint and furnace, plus fresh siding and a tin roof for peace of mind. Outbuildings make this property ideal for hobby farming or livestock operations. A 36 x 24 insulated and heated detached garage with cement floor provides excellent storage and workspace. The 36 x 36 barn includes a loft, livestock pens inside as well as wooden corrals and gates outside. Additional shelters, waterers, and pasture land are ready for animals, there are multiple sheds and large garden space that add to the property's versatility. This acreage is move-in ready and offers everything needed for comfortable rural living with room to grow.

Built in 1989

Essential Information



MLS® #	A2250190
Price	\$459,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,876
Acres	14.65
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	932041 Hwy 35
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2H0

Amenities

Parking	Triple Garage Detached
# of Garages	33

Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cleared, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours Behind, Farm, Pasture
Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 19th, 2025
Days on Market	90
Zoning	CR

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.