

# \$400,000 - 234080 Township Road 844, Rural Northern Lights, County of

MLS® #A2211287

**\$400,000**

3 Bedroom, 1.00 Bathroom, 915 sqft  
Residential on 160.00 Acres

NONE, Rural Northern Lights, County of, Alberta

160 Acres of Opportunity – Nature, Space & Potential

Welcome to your slice of rural paradise! This 160-acre property offers a rare mix of wide-open land and tree-lined tranquility, perfect for those seeking space, privacy, or a potential investment. With approximately 80 acres of open land, currently in hay there's room to farm, pasture, or build your dream outdoor lifestyle.

Nestled amidst the trees, you'll find an older home full of character and untapped potential. While it needs some work, this fixer-upper offers the chance to customize and restore it to your own style – whether you're dreaming of a rustic retreat, a country estate, or a hunting cabin hideaway.

With natural beauty all around and plenty of space to roam, this property is ideal for homesteading, recreation, or simply enjoying the peace and quiet of country living.



## Essential Information

MLS® #	A2211287
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	915
Acres	160.00
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	234080 Township Road 844
Subdivision	NONE
City	Rural Northern Lights, County of
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 1W0

### Amenities

Utilities	Electricity Connected
Parking Spaces	10
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	17
Zoning	A

**Listing Details**

Listing Office                RE/MAX Northern Realty

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.