

# \$265,000 - 233055 922 Township, Notikewin

MLS® #A2258148

## \$265,000

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 30â€™ x 50â€™ wood-framed building, formerly used for a store; however, could be converted into a comfortable home. 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® #         | A2258148                         |
| Price          | \$265,000                        |
| 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        |
| 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, Natural Gas |
| Cooling           | None                             |
| Basement          | None                             |

### **Exterior**

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

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
| Zoning      | Agricultural General |

### **Listing Details**

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

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