

# \$375,000 - Range Road 223, Rural Northern Lights, County of

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MLS® #A2239819

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,412 sqft  
Residential on 120.00 Acres

NONE, Rural Northern Lights, County of, Alberta

120 Acres with Cabin – Minutes from Town  
If you’ve been dreaming of owning a large piece of land close to town, this 120-acre parcel in the County of Northern Lights might be just what you’re looking for. Located just minutes from Peace River, this property offers a rare combination of space, privacy, and convenience.

The land features a mix of hay and natural regrowth trees, making it ideal for those wanting to run some animals, enjoy recreational use, or simply embrace country living. An older cabin sits on the property—expanded over the years—and could be renovated into a comfortable home or used while you build new.

Some utilities are already in place, including power, a well, and a newer septic tank, giving you a head start on development.

Approximately 70 acres was logged about five years ago with the remaining 50 acres in hay and home site. Add some fencing and make it your own private homestead, hobby farm, or weekend retreat.

Don't miss the opportunity to own this much land so close to town. Text or call today to arrange a viewing.



Built in 1900

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239819                         |
| Price          | \$375,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,412                            |
| Acres          | 120.00                           |
| Year Built     | 1900                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Range Road 223                   |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T8S 1S2                          |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Connected |
| Parking   | Off Street            |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | None                 |
| Heating           | Forced Air, Electric |
| Cooling           | None                 |
| Basement          | None                 |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Farm, Few Trees, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete, Perimeter Wall               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 31              |
| Zoning         | A               |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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