

# \$294,900 - 861070 Hwy 743, Rural Northern Lights, County of

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MLS® #A2199524

**\$294,900**

1 Bedroom, 1.00 Bathroom, 860 sqft  
Residential on 29.92 Acres

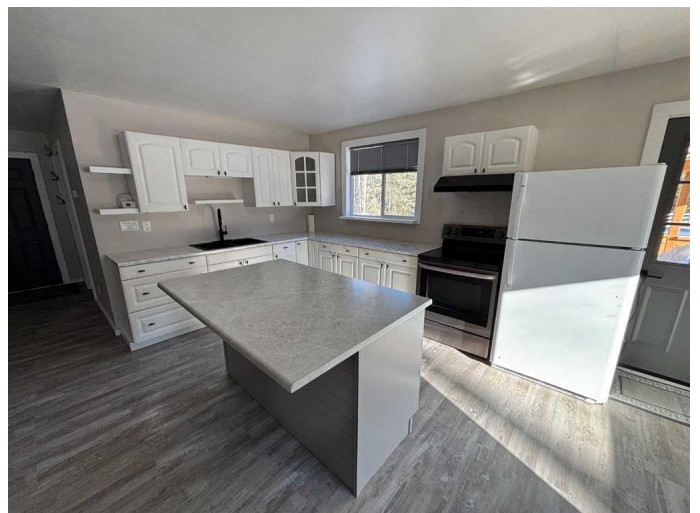
NONE, Rural Northern Lights, County of, Alberta

Great little acreage with nearly 30 acres located just north of Leddy Lake on Hwy 743. The property has a cozy 1 bedroom home set in a beautiful private forest of trees with a small field which could be great to grow some hay or pasture some horses as it is fenced. The home has a good sized wrap around deck and has had lots of recent upgrades that include updated flooring, bathroom as well as a nice bright kitchen with a good sized island. This could be a great starter acreage that offers lots of privacy and is not too far from town.

Built in 2008

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2199524                         |
| Price          | \$294,900                        |
| Bedrooms       | 1                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 860                              |
| Acres          | 29.92                            |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 861070 Hwy 743                   |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H 1J2                          |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Other, Propane                  |
| Cooling           | None                                        |
| Basement          | None                                        |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Many Trees, Greenbelt, Pasture, Secluded |
| Roof              | Metal                                               |
| Construction      | Vinyl Siding                                        |
| Foundation        | Other, Block                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 65              |
| Zoning         | R               |

## Listing Details

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

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