



GRASSROOTS
REALTY GROUP

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84434 Hwy 688
Rural Northern Sunrise County, Alberta

MLS # A2234025



\$340,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,294 sq.ft.	Age:	1962 (63 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.68 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lawn, Many Trees, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	A
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Separate Entrance		

Inclusions: NA

Great location for this spacious 6-Bedroom Home on 7.7 Acres in Northern Sunrise County. Discover the perfect blend of space, comfort, and rural charm with this impressive 2 story 6-bedroom, 2-bathroom home situated on a sprawling 7.68 acres in Northern Sunrise County. With 2,294 square feet of space and an additional 400-500 sq ft of finished space in the ICF basement, this property is ideal for families seeking room to grow or those looking for a peaceful retreat from the hustle and bustle of city life. Step inside and be welcomed by a spacious layout that offers plenty of room for entertaining and relaxation. The home features a large living area, perfect for gatherings, and a functional kitchen with ample storage and counter space. The six bedrooms provide plenty of accommodation for family, guests, or a home office as well the second story has its own entrance making this an income producing portion of the home quite possible. Outside, the property boasts numerous outbuildings, including an older shop that offers endless possibilities for hobbies, storage, or workspace. The basement level offers very usable space with a newer furnace and a new hot water on demand system. The expansive land gives you the freedom to create your own outdoor oasis, whether it be a garden, recreational space, or simply enjoying the natural surroundings. As well, you have a paved road that takes you to Peace River in about 15-20 mins - Mercer Pulp Mill in about 10 min and the Baytex/CNRL/Obsidian oilfield area about 20-30 min. There is also an older 28 x 24 detached shop and a large cold storage open shed. This property has recently been reduced by \$34,000, making it an exceptional value for those looking for a spacious home with room to roam. Enjoy the tranquility of rural living while still being within reach of nearby amenities and attractions. Key Features: 6

Bedrooms 2 Bathrooms 2,294 Square Feet 7.68 Acres of Land Older Shop and Numerous Outbuildings This sign is up don't miss out on this incredible opportunity! Schedule your private showing today and explore all the potential this property has to offer.