

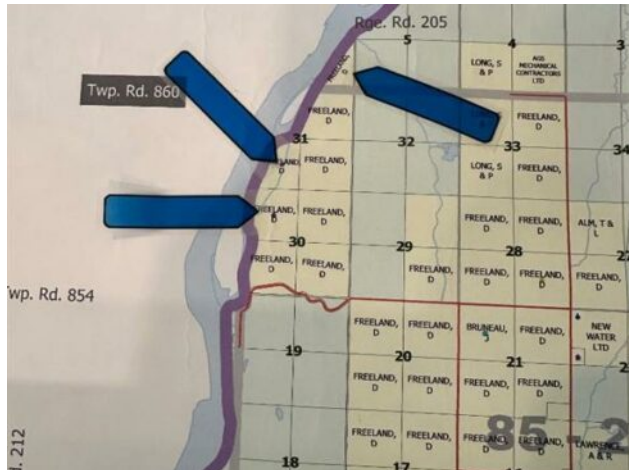


GRASSROOTS
REALTY GROUP

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Range Road 210
Rural Northern Sunrise County, Alberta

MLS # A2241291



\$1,495,000

Division:	NONE		
Cur. Use:	Agricultural, Hunting		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	St. Isidore
Basement:	-	LLD:	31-85-20-W5
Exterior:	-	Zoning:	agri
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Grain

Jet Set Retreat Located in North West Alberta Canada. This 309-Acre Estate with 3 separately Deeded parcels along The Mighty Peace River. Along with the Privacy You Would expect in a Higher end Estate. This 1500 Sq. Ft. Home offers 3 bedrooms, one and a half baths, open concept kitchen, vaulted ceilings through out the dinning and living rooms. The feature wall includes a wood burning fire place incased in stone, finishes this country cabin feel inside this home. Every thing is included from the teaspoons in the drawer to the leather couch and even the set of horns over the mantel. Outside this rustic home wrapped in cedar is a wrap around deck, views of the mighty peace valley and the wooded hills. Ideal for year round living or weekend retreats or just that special place to meet and make life long memories and friends. The three deeded parcels of land that are included with this dream property are ideal for raising cattle, as there is some fencing and cross fencing as well a grazing lease was in place before and maybe available again if you qualify, which would add an additional 5 or more parcels of land with restrictions. The area offers some of the best hunting, fishing and recreation in Northern Alberta. The fact that this is a river flat the soil has produced quality grain, potatoes, carrots, beets, lettuce etcetera. The reality is if you have been looking for that special place to Call Home to make memories that last a life time, This is the place and the time is Now. Many memories were made over the years now it is time for you to make your own Priceless Memories. Schedule your Private Tour Today and discover the endless possibilities of this 309-acre Sanctuary!!!