



**GRASSROOTS**  
REALTY GROUP

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21164 812 Township  
Rural Northern Sunrise County, Alberta

MLS # A2243730



**\$429,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	9.90 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Landscaped, Lawn, Many Trees, Native Plants		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	agri
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Water Connect
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** none

A little country living on 9.9 acres not far from Peace River. Located in Northern Sunrise County south of Nampa on Township Road 812 this 4 bedroom 2 bathroom home with an open floor plan. Large Living room and a full basement. Attached to the home is a large double garage and a stamped concert pad with RV parking. Also included with this large acreage is a 32' X 48' Heated Shop with double doors and 10' high ceilings. An old shop and two outside sheds complete the yard. It is not very often that an acreage with this much to offer comes on the market so call today this maybe just what you have been waiting for.!!!