



**GRASSROOTS**  
REALTY GROUP

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20465 Highway 688  
Rural Northern Sunrise County, Alberta

MLS # A2245099



**\$515,000**

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,541 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	13.48 Acres		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

**Heating:** ENERGY STAR Qualified Equipment

**Floors:** Carpet, Linoleum, Tile, Vinyl, Wood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** Co-operative

**Sewer:** Open Discharge

**Condo Fee:** -

**LLD:** 20-83-20-W5

**Zoning:** Ag

**Utilities:** -

**Inclusions:** N/A

This amazing property has everything you are looking for! This 4 bedroom 3 bathroom home is just off the paved highway sitting on a beautiful 13.48 acres. Coming down the driveway you will notice tons of space for parking campers, trailer and just about anything else you could want. In addition to your large parking area you have a double detached garage and multiple out buildings. The 1541 square foot bungalow has a beautiful covered front porch. Inside you have a good sized mudroom for the kids boots or work gear. Also you will find main floor laundry room and a half bath on that side of the house. Walking in you will find a massive open concept floor plan spanning over a large sunken living room, big dining room and every chefs dream a massive kitchen perfect for entertaining a large group. Down the hall you have 3 good sized bedrooms and a 4 piece bathroom. Downstairs you have a huge rec room or living room, a large storage room with cold storage, a additional bedroom, office and 3 piece bathroom. Outside in your backyard oasis you have tons of space for the kids! close to 5 acres fenced as pasture for horses, a large garden for the green thumb in the family and a dugout as well set up for watering the yard and animals. No, dugout is not the main water source to top it all off this property is on Coop water ! What more can you ask for in a property call today for viewing!