



**20414 Township Road 851**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2274269**

**\$1,650,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b> 2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	137.82 Acres	
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neighbours Behind	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-85-20-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	See attached list in supplements		

Expansive Family Home on 137 Private Acres with Separate Lodge & Multiple Shops! Welcome to a one-of-a-kind property where space, comfort, and unparalleled versatility come together. Set on 137 private acres of rolling fields and sweeping views, this impressive estate offers everything a large family—or multiple families—could need. The 1,665 sq ft main home, plus a fully finished basement, delivers generous room to spread out. Thoughtfully designed with an open-concept layout, it features 5 spacious bedrooms and 3.5 bathrooms, making everyday living effortless and comfortable. A massive 27×27 attached garage ensures you have abundant space for vehicles, storage, and hobbies. One of the standout features of this property is the separate living space, currently used as a hunting lodge. This independent building opens the door to countless possibilities—it could easily accommodate extended family, serve as housing for a work crew, or be transformed into a charming bed and breakfast. With its own 5 bedrooms and 3.5 bathrooms, it's a turnkey opportunity for additional income or flexible living arrangements. Two substantial attached shops complete the property—one measuring 33×40 and the other 34×23—providing exceptional space for equipment, vehicles, business needs, or recreational pursuits. Whether you're seeking a peaceful rural retreat, a multigenerational living solution, or an investment property with revenue potential, this expansive estate delivers it all. With vast views, rolling landscape, and ultimate privacy, this is a place where possibilities are as endless as the land surrounding it!