



**GRASSROOTS**  
REALTY GROUP

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20414 Township Road 851  
Rural Northern Sunrise County, Alberta

MLS # A2274269

**\$1,650,000**



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,665 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	137.82 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-85-20-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Other	Utilities:	-

**Features:** 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)

**Inclusions:** 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'x27' 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'x40' and the other 34'x23'—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!