



GRASSROOTS
REALTY GROUP

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81044 Range Road 201
Rural Northern Sunrise County, Alberta

MLS # A2275990



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,418 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	9.90 Acres		
Lot Feat:	Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: Co-operative

Sewer: Other, Pump

Condo Fee: -

LLD: -

Zoning: AG

Utilities: -

Inclusions: stove, dishwasher, washer, dryer,

Acreage Property! Take a look at this turn key acreage just North of Reno! This 9.93 acre parcel offers an acreage feel you think of when you dream of an acreage! The home has been extensively renovated including updated bathrooms, a new kitchen, hardwood floors, paint, windows, siding and much more. The recent addition to the home offers an extended entrance, large dining room looking into the new kitchen which leads into a large living room. Down a short hall you will find a full bathroom, 2 full bedrooms with a master bedroom, walk-in closet and a half bath en-suite. Downstairs you will find a large living area, full bathroom, office/bedroom, a bedroom, a cold room and a furnace room. Outside you will find a garage and a few sheds and animal shelters along with some fencing. See pictures for more details. This property also comes with another titled lot and an access easement on the south side of the property which will be transferred with the title. See attachments.