



GRASSROOTS
REALTY GROUP

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82440 Range Road 221
Rural Northern Sunrise County, Alberta

MLS # A2278173



\$410,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,696 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Quad or More Detached		
Lot Size:	41.67 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	26-82-22-W5
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	Piling(s), Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This immaculate acreage is sitting on a quiet and peaceful 41.67 acres with ample quadding, hunting and hiking trails, it just may be just what you are looking for! This property has over 1660 sq ft of living space that includes a large open concept living room and kitchen perfect for entertaining guests. A large master bedroom with full ensuite and walk in closet. 3 more additional large bedrooms on the other end of the home with 2 more bathrooms. If you have large family then the huge covered porch that is perfect for a mud room and additional storage. Outside you have a large partially covered deck, beautifully landscaped yard, dugout, cement pad ready to have a garage or other building built on, multiple newer outbuildings and to top it all off a 42x30 SHOP with a 12' overhead door! This property is waiting for you so call today to view!