



**83477 Fairgrounds Road
Rural Northern Sunrise County, Alberta**

MLS # A2279835



\$795,000

Division:	Northern Sunrise County		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	2,309 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	5.98 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pasture		

Heating:	Electric, Forced Air, Natural Gas, Other, Solar	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Pump, Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	A
Foundation:	Piling(s), Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Pantry		

Inclusions: 2 wall mounted tv's, electric heaters negotiable, list of other items available upon request

Check out this nearly six acre, fully fenced sustainable oasis just minutes from Peace River! This well maintained one level home boasts 3 bedrooms, 2.5 bathrooms and two spacious additions adding style and function while bringing in lots of natural light! The addition on the back side of the house has a large open loft creating a great flex space. The addition on the front of the home is a year round sun room lending itself nicely to a variety of uses. The property has solar panels providing the home, shop and out buildings with power and is set up to sell excess energy back into the grid. There are many great outbuildings for additional storage with the feature being the 40x40 heated shop complete with refrigerated cold room, tool room and mezzanine. The seller has also recently added a large open air shop in front of the shop set up for welding it would also be a great spot to park and work on any large truck. The open air portion is built with steel beams and cedar timbers below a metal roof creating potential to add a overhead crane if desired. The parking pads are also extensively graveled and the secure yard is ready to handle large trucks. The yard is complete for all around sustainability with 2 oversized greenhouses, large garden and a productive berry patch. The garden and green houses are self watering and there is a wood stove in ready to use on the colder nights. The berry patch is planted in sand and is poly lined to hold in moisture without the weeds for low maintenance and high production! A small older home was brought on the property with the intention to set up a u-pick or market garden store. If that's not enough there is also a small pasture in the back ready for use. Depending on your power consumption the 68 panels which adjust to receive maximum sunlight have the potential to produce enough power to offset all of your utility costs! This well

established acreage is a must see, book an appointment today! 360 virtual tour is now available in the media section, floor plans available in the photos section.