



21255 TWP 840 Road
Rural Northern Sunrise County, Alberta

MLS # A2300286

\$420,000



Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,009 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	2.20 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-84-21-W5
Exterior:	Wood Siding	Zoning:	A
Foundation:	Wood	Utilities:	Electricity, Natural Gas, Phone
Features:	Central Vacuum		

Inclusions: NA

Visualize yourself in a park like setting except you own the park!!! In the summer this home is a fantastic hidden glen overlooking the Pats Creek valley where the privacy is complete. With over 2000 sq feet on the main floor, 3 bedrooms, 2 bathrooms and a wide open floor plan this home has it all. The full basement has a bedroom, bathroom, recreation and cold room already developed and there is more room for your workshop or storage. Energy efficient construction gives an insulation value of R36 +/- for walls and 2 mid efficient furnaces just add to the efficiency of the home. Some of the renovations in the past that have been completed are flooring, painting, new lighting fixtures, front door, patio door and deck plus more - you have to see it for yourself. The jewel to this home is the view from your large deck as you relax with friends and enjoy the view over the valley - come and see - you won't be disappointed. Water co-op to the house - excellent view - close to Peace River... the sign is up!! Call today if you are looking for a new home