



GRASSROOTS

REALTY GROUP

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20574 TS Rd 823
Rural Northern Sunrise County, Alberta

MLS # GP215192



\$449,900

Division:	Rural Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,472 sq.ft.	Age:	1983 (37 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Detached Garage, Double Garage, Driveway, Gravel Driveway, Heated Garage		
Lot Size:	11.10 Acres		
Lot Feat:	Landscaped		

Heating:	Natural Gas	Water:	Private
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: convection wall oven, bamboo shades, compressor in shop, garage door open with 1 remote, shelving and benches in shop, 11x25 steel shed, garden shed.

Acreage living right off the pavement and not far from town! This property has plenty to offer with a larger 1472 sq. ft. home and a 32x48 ft heated shop with 3 overhead doors. The home boasts 5 bedrooms, 2.5 baths, has main floor laundry, hardwood floors and a sunken living room. The beautiful kitchen comes with maple cabinets and upgraded granite counter tops and opens into the living and dining room with plenty of room for those large family gatherings. Stay cool in the summer with central air conditioning or enjoy the outdoors under the covered 12x30 foot deck. The well landscaped yard has a great garden spot with lots of berry bushes to enjoy. There is also a 11x25 foot insulated steel shed to store all your outside tools etc. With over 11 acres there is plenty of room if you want to add some fencing for a horse or two. Don't wait to contact your realtor for details or your appointment to view.