



84434 Hwy 688
Rural Northern Sunrise County, Alberta

MLS # A2095017



\$399,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,294 sq.ft.	Age:	1962 (62 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.68 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lawn, Many Trees, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	A
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Separate Entrance		

Inclusions: Additional Fridge and Stove on second floor

Great location and room with this acreage - offering almost 2300 sq ft between the 2 floors and a partially finished basement adding another 400-500 sq ft of finished space and the rest waiting for your to complete to your taste!!! A total of 6 bedrooms, 2 bathrooms and 2 full kitchens you can make this home into whatever you would like - the second story has its own entrance so you can rent out a room or two OR you can use it for another family member OR you can utilize it for your self - great area for the older kids to have their own space.

You also have a very usable lower lever that is new ICF construction and contains a theater room and hobby room which will have multiple uses on its own . The lower lever includes a new furnace, hot water on demand, in floor heat with dual zoning and a roughed in area for a future bathroom - this level is about 60% complete. The main level has a open floor plan design with the kitchen, living room and dining area open to each other plus new large decks off each door for BBQ'ing or just general ease of access. The land is treed and irregular shaped around a creek/draw and offers 7.68 acres zoned agricultural use - also you have new pavement that takes you to Peace River in about 15 mins - Mercer Pulp Mill in about 10 min and the Baytex/CNRL/Obsidian oilfield area about 20-30 min . There is also a 28x24 detached shop and a large cold storage open shed . Land, space and location are all offered here - the sign is up!! Call today to view!!