



82440 Range Road 221
Rural Northern Sunrise County, Alberta

MLS # A2181053



\$429,900

Division:	Northern Sunrise County		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,660 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Driveway, RV Access/Parking		
Lot Size:	41.67 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	26-82-22-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Piling(s), Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, Storage		

Inclusions: Sheds

Welcome to this perfect acreage property if you are in the market for a fantastic piece of land. Beautiful private country setting offering over 40+ acres, peace and quiet, breathe in the fresh air, walk the trails or quad the country side - enjoy acreage living. This spectacular home offers you and your family over 1660 square feet open floor plan and abundant living space, spacious four bedrooms, three bathrooms, vaulted ceiling, huge porches and large entry ways, covered deck to entertain guests, woodstove makes the winter toasty warm, large master bedroom with ensuite, soaker tub and walkin closet, gorgeous landscaping with a flower garden, a variety of fruit trees (apples, saskatoon), the trails are set up for quading, walking or dirt biking, fenced, cross fenced. Unbeatable property set up perfectly for a hobby farm!! Recent upgrades include shingles, wood storage building and other outbuildings as well there is a 42 X 30 shop with 12' overhead door The sign is up!! Call today!!!