



**83442 Range Road 205**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2191111**



**\$479,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	4.84 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Private, Rectangular Lot, Rolling Slope, Wooded		

<b>Heating:</b>	In Floor	<b>Water:</b>	Co-operative
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-83-20-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Discover the perfect blend of spacious living and tranquility in this stunning acreage located just 10 minutes east of Peace River on Hwy 688 (St Isidore Hwy). This 1620 square foot house with a heated 28x35 work shop is the perfect escape for those seeking a true country lifestyle. The seller's attention to detail is evident throughout, with major upgrades including a new septic tank, thickened foundation walls, a steel beam for added foundation strength, a moisture membrane with tar to completely seal the wood foundation. Step inside to find a meticulously maintained home that boasts both quality and charm. The main floor highlights an open concept floor plan, where the kitchen/dining area has been recently upgraded with new plank flooring and countertops. In Addition the sunken family room provides a perfect setting for both relaxation and entertaining guests. On the main level you will also discover a fully renovated master bedroom complete with a walk-in closet, the well crafted ensuite bathroom hosts a walk in shower with bench and 2 shower heads. If you make your way down one of the two sets of stairs to the basement you will find a cozy retreat with in-floor heating, while the attached garage also benefits from the same in-floor heat and in addition 240 amp electrical service, this is ideal for the perfect workshop or future hot tub installation. This cherished home has been a haven for the current owner's family, with memories of sledding, exploring the ravine, and enjoying the vast outdoor space. If you're in search of an acreage close to town that offers both convenience and tranquility, don't miss out on this exceptional opportunity.