



GRASSROOTS
REALTY GROUP

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81068 Range Road 225
Rural Northern Sunrise County, Alberta

MLS # A2191505



\$430,000

Division:	Northern Sunrise County		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,404 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	160.00 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-81-22-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: NA

Great opportunity to own a 1/4 section with multiple uses - 80 +/- acres of land cultivated and the remainder is bush, pasture and homestead. Fantastic setup for horses or cattle with some areas fenced for pasture. The mobile home has had some upgrades with newer shingles and an addition that adds great appeal to the home. With over 1400 sq ft of space you have 3 bedrooms, ample storage areas, small office, nice dining area onto the deck and a great view across the land for miles. There are areas with for fire pit to relax at - this is a great property that has been recently has the water coop installed, the driveway and yard with gravel For future work you could also clear some of the balance of the land and have some of the most productive farmland available as the area is know for quality farm land. If cattle is your dream then there is a dugout for watering and some existing pasture - the farmland in the area rents for about \$80 and acre so you can have a bit of income from that as well The sign is up! Call today The pictures are from before the outbuildings were removed and the house occupied by the current owner