



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

84004 RR 210
Rural Northern Sunrise County, Alberta

MLS # A2195812



\$350,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,000 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	3.00 Acres		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	1-84-21-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: NA

Excellent renovated property close to Peace River in Northern Sunrise County - this is a 3 acre parcel with access of the paved road completed by the county a few years ago - less than 100 feet of gravel road and located 15 minutes from Peace River. The house has been renovated and upgrades have changed its effective age as indicated by the county assessment to 2003. A bonus feature is the large shop 24 X 40 with a 12 foot overhead door, powered and insulated and heated. The yard has a large treed draw on the west end of the property separating it from its neighbor and there are many planted trees and shrubs around the perimeter giving a nice private feeling. This is a great starter acreage for the young family looking for a lifestyle outside to residential options in Peace River and its priced to be an option for many buyers.....In 2014/15, the upper level was taken down to studs, with new electrical, plumbing, insulation, flooring, drywall, windows, and paint. The concrete septic tank was added, which requires a vacuum truck to dispose of sewage every 4-6 weeks (no pump-out, no mound). The property was upgraded to 200-amp service, underground to the house and to the shop, meaning there is more than enough power to run your welder.....In 2018/19, the basement was roughed in, adding a 3-piece bath, and insulation in the walls. To address previous water issues, the foundation was dug up, wrapped with a waterproof barrier, with weeping tile added, taking ground water to a collection tank in the back of the property with a sump pump. There is a separate sump pump in the basement where the former cistern was located to dispose of any other ground water. Since the improvements, the only water issue has been septic back up in basement when the septic tank overfilled.

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