



**GRASSROOTS**  
REALTY GROUP

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

**22004 RR 814**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2212967**



**\$315,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	10.80 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative, Dugout
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** Pellet Stove

Are you looking for a nice little acreage that you can call your own that doesn't need much maintenance and is close to both Peace River and Nampa plus is affordable???? This is quite possibly one of a hand full of properties available in this price range but this one has a full concrete basement, newer windows, siding, shingles - has the water coop but can still uses the dugout so you can water the garden and lawn, large kitchen 5 appliances and just a generally nice feel to the home. Three bedrooms, large living room and kitchen - nice comfortable deck for the summer BBQ. What you have here is a genuinely nice little acreage in a good location at a fantastic price - the sign is up call today!!