



81044 Range Road 201  
Rural Northern Sunrise County, Alberta

MLS # A2275990



**\$394,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	9.90 Acres		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	Other, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** stove, dishwasher, washer, dryer,

Acreage Property! Take a look at this turn key acreage just North of Reno! This 9.93 acre parcel offers an acreage feel you think of when you dream of an acreage! The home has been extensively renovated including updated bathrooms, a new kitchen, hardwood floors, paint, windows, siding and much more. The recent addition to the home offers an extended entrance, large dining room looking into the new kitchen which leads into a large living room. Down a short hall you will find a full bathroom, 2 full bedrooms with a master bedroom, walk-in closet and a half bath en-suite. Downstairs you will find a large living area, full bathroom, office/bedroom, a bedroom, a cold room and a furnace room. Outside you will find a garage and a few sheds and animal shelters along with some fencing. See pictures for more details. This property also comes with another titled lot and an access easement on the south side of the property which will be transferred with the title. See attachments.