



21255 TWP 840 Road
Rural Northern Sunrise County, Alberta

MLS # A2300286

\$420,000



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|------------------|----------------------------------|---------------|-------------------|
| Division: | Northern Sunrise County | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,009 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Gravel Driveway, Parking Pad | | |
| Lot Size: | 2.20 Acres | | |
| Lot Feat: | Landscaped, Treed | | |

Heating: Forced Air, Natural Gas

Water: Public

Floors: Laminate, Linoleum

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 3-84-21-W5

Exterior: Wood Siding

Zoning: A

Foundation: Wood

Utilities: Electricity, Natural Gas, Phone

Features: Central Vacuum

Inclusions: NA

Visualize yourself in a park like setting except you own the park!!! In the summer this home is a fantastic hidden glen overlooking the Pats Creek valley where the privacy is complete. With over 2000 sq feet on the main floor, 3 bedrooms, 2 bathrooms and a wide open floor plan this home has it all. The full basement has a bedroom, bathroom, recreation and cold room already developed and there is more room for your workshop or storage. Energy efficient construction gives an insulation value of R36 +/- for walls and 2 mid efficient furnaces just add to the efficiency of the home. Some of the renovations in the past that have been completed are flooring, painting, new lighting fixtures, front door, patio door and deck plus more - you have to see it for yourself. The jewel to this home is the view from your large deck as you relax with friends and enjoy the view over the valley - come and see - you won't be disappointed. Water co-op to the house - excellent view - close to Peace River... the sign is up!! Call today if you are looking for a new home