



**81404 rr223**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2301163**



**\$360,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** Everything on the property is included with the sale

10 Acre Private Acreage &ndash; Country Living Just Minutes From Nampa or Peace River AB Tucked away among mature trees and surrounded by nature, this 10-acre property offers the privacy and space you&rsquo;ve been looking for&mdash;all while being only 20 minutes from Peace River and 10 minutes from Nampa. At almost 1,200 sq. ft. the home features 3 bedrooms and 1 bathroom on the main floor, with upgrades including a metal roof and some updated flooring. The lower level is unfinished but already laid out with two bedrooms and a large recreation area, bathroom rough in - finishing this area off with paint and flooring gives you the chance to expand the living space to fit your family&rsquo;s needs Outside, there&rsquo;s no shortage of room to make this property your own. A 28 x 24 garage with power and concrete pad, an open cold storage pole shed approx 36 X 32, and a large grain bin with the potential for revitalization add function and flexibility. With plenty of space for gardens, animals, or even hobby farming, the opportunities here are endless. Surrounded by trees, this acreage offers peace, quiet, and a sense of seclusion while still keeping you close to the conveniences of nearby communities. Whether you&rsquo;re looking for a starter acreage, a project to add value, or simply a private retreat, this property is full of potential and waiting for its next owner to bring their vision to life.