



22004 Range Road 814
Rural Northern Sunrise County, Alberta

MLS # A2302841



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,170 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	10.83 Acres		
Lot Feat:	Few Trees, Landscaped, Lawn, Level, No Neighbours Behind, Open Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Pellet stove, all existing window coverings, 5x8 shed, 12x16 shed

Escape to the peace and beauty of country living with this tranquil 10.83-acre property, where endless blue skies and sweeping views of open farmland create the perfect backdrop for your next chapter. Whether you're looking for space to unwind, room to grow, or a place to put down roots, this acreage delivers. The solid home offers a bright and welcoming interior with a functional layout designed for everyday living. The spacious eat-in kitchen is filled with natural light and provides plenty of storage and room to gather—an ideal hub for family meals or entertaining. Just off the kitchen, convenient main floor laundry helps simplify daily routines. Step outside through the patio doors to the south-facing deck, where you'll find a great mix of covered and open space—perfect for summer BBQs, relaxing in the sun, or taking in the peaceful surroundings. With a total of 4 bedrooms and 1.5 bathrooms, there's plenty of room for family or guests. The partially finished basement offers additional space and the opportunity to expand your living area to suit your needs. Outdoors, the possibilities continue. The large yard features a generous garden area and a dugout complete with a water line, making it easy to maintain your outdoor projects. Two separate approaches—including a secondary access point—provide excellent flexibility for larger vehicles, equipment, or future development. If you've been searching for space, privacy, and potential—all wrapped into one scenic package—this property is ready to welcome you home.