



**19276 814 Township Road
Rural Northern Sunrise County, Alberta**

MLS # A2304363



\$290,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,566 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	13.34 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	Pump, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	27-81-19-W5
Exterior:	Vinyl Siding	Zoning:	A - Agriculture District
Foundation:	Perimeter Wall	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: 2nd fridge, upright freezer

13.34 acre property situated on a partially paved road in the heart of Harmon Valley. As you drive up to the home you will be pleased to see all the windows in the front. The beautiful sunroom is fully insulated and heated with a thermostat controlled gas fireplace adding a great bonus space to the home. The home has 2 bedrooms and an office and is nicely set up with a large mud room. Inside the home you will find the dining area is an excellent space to gather with sight lines to the kitchen and living room which is perfect for entertaining. The home is connected to the local water co-op so there is no need to haul water. Outside you will find a large dug out and several sheds for extra storage as well as a 20'3 x 24'3 garage which is insulated and heated with an overhead heater. The back of the property is fenced and is the perfect spot to keep a few animals. Check out the floor plans are available in the photos section.