



20574 TWP 823 Road
Rural Northern Sunrise County, Alberta

MLS # A2306504



\$500,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,472 sq.ft.	Age:	1982 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	11.10 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours B		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Storage		

Inclusions: NA

Acreage Living at Its Finest in Northern Sunrise County! Welcome to this beautifully renovated 1,472 sq. ft. home offering space, functionality, and country charm all in one package. The home features 6 bedrooms and 3 bathrooms, making it ideal for large families or those needing extra space for guests or a home office setup. Step inside to find a modernized kitchen with upgrades throughout, complemented by new flooring and hardwood on a large area of the main floor. The layout offers generous-sized bedrooms and a large recreation area, perfect for entertaining or relaxing with family. Improvements also include PVC windows, septic system and a durable metal roof, giving peace of mind for years to come. Situated on 11+ acres, this property provides the privacy and freedom of rural living while still being within reach of nearby amenities. The highlight for many will be the impressive 36' x 48' heated shop, complete with a 12-foot overhead door, plus two additional overhead doors making any access a dream - its ideal for equipment storage, hobbies, or business use. Located in a region known for its fantastic water coop, wide-open spaces, natural beauty, and strong agricultural roots, Northern Sunrise County offers a peaceful rural lifestyle with access to essential services and outdoor recreation opportunities. If you're looking for space, upgrades, and a versatile acreage property, this one checks all the boxes!