



**82125 RR 203**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2314678**



**\$1,200,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,664 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-82-20-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Connected
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Shed Greenhouse Acreage Tractor

Spacious country living meets turnkey hobby farm opportunity with this impressive 2,660+ sq. ft. two-story home built in 2003 and situated on a full 160-acre parcel. Approximately 135-140 acres are currently rented out, offering excellent income potential, while the remaining 18-acre home site provides privacy and room to enjoy the rural lifestyle. This fully finished home features 3 bedrooms plus an office/crafts room, 3 bathrooms, and a bright open floor plan designed for family living and entertaining. The spacious kitchen includes a large pantry, breakfast nook, and newer appliances while the massive 600+ sq. ft. entertainment/theater room creates the perfect gathering space for family and friends. Comfort is a priority with in-floor boiler heat in the main floor, natural gas forced-air heating for the second story plus air conditioning for those warm summer days. Numerous upgrades have been completed throughout the home. Outside you will find a double attached garage approx 20 X 24, corrals, garden area, greenhouse, and an impressive 40 x 80 Quonset shop complete with rolling stock doors and a concrete floor offering exceptional storage and workspace. A fantastic opportunity for hobby farming, livestock, or anyone looking for wide open space with income-producing land already in place. Possibilities abound with this property as there is an option to complete the subdivision plan already started - you can buy the home and quarter subdivide the land and keep or sell either one. Land is at a premium here but then so are acreages of this nature - the proposed subdivision is approx 18 acres with the house, garage and shop all within the parcel. The sign is up and his property is waiting for the new owner!!!