



**GRASSROOTS**

REALTY GROUP

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84360 Range Road 213  
Rural Northern Sunrise County, Alberta

MLS # A2318363



**\$775,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Northern Sunrise County                           |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence         |               |                   |
| <b>Size:</b>     | 1,635 sq.ft.                                      | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Gravel Driveway |               |                   |
| <b>Lot Size:</b> | 158.97 Acres                                      |               |                   |
| <b>Lot Feat:</b> | Many Trees, Pasture                               |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                   | <b>Water:</b>     | Co-operative |
| <b>Floors:</b>     | Cork, Wood  | <b>Sewer:</b>     | Other        |
| <b>Roof:</b>       | Other   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Partial   | <b>LLD:</b>       | 21-84-21-W5  |
| <b>Exterior:</b>   | Log   | <b>Zoning:</b>    | Ag           |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Natural Woodwork, Vaulted Ceiling(s) |                   |              |

**Inclusions:** 2 freezers in basement, fridge in basement, electric fireplace in basement, built in and free standing shelving in basement and laundry (with one exclusion noted), all sheds, cabin, table cabin, metal rack in cabin, 2 compost bins and fire pit.

A rare opportunity to own a quarter section of land with a beautifully crafted custom log home with oversized double detached garage. This property offers breathtaking views into the Peace River Valley and is set up with a mix of fenced pasture and hay land, perfect for horses with abundant trails throughout so you can enjoy all the property has to offer. Situated between crown land on 2 sides of the property providing an ideal setting for outdoor enthusiasts with abundant wildlife (including deer and elk) and excellent hunting in the area. The home is full of rustic charm and is currently set up with 3 bedrooms and 1.5 bathrooms. There are a mix of outbuildings including a rustic cabin, wooden granaries, horse shelters and more providing ample storage. If you have been looking for a home that's set in a private location and full of charm while maintaining function this is a must see.