



T8S 1V1
Rural Northern Sunrise County, Alberta

MLS # A2319850



\$1,924,987

Division:	Northern Sunrise County		
Cur. Use:	-		
Style:	Bungalow, Mobile Home-Single Wide		
Size:	1,000 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Near Town:	Peace River
Basement:	Partial	LLD:	18-85-19-W5
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	-	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	-		

Major Use: Beef, Grain, Hay, Mixed, Pasture, Wheat

636 Acres Located in Northern Sunrise County (Three Creeks Area). Exceptional opportunity to own a mixed use agricultural, livestock and recreational property in the sought-after Peace River Area of Northern Alberta. This Package includes approximately 373 cultivated acres and 224 acres bush with the balance being yard sites offering both income potential and outstanding hunting habitat. This land is mostly fenced and cross fenced with crops of Timothy and Cereal Grains. The south 1/2 of Section 18-85-19-W5 bordering HWY 986 providing excellent access and visibility. Two established yard sites add flexibility and value. One site features a 2015 mobile home multiple out buildings and older corals. The second site includes a 1000 sq.ft. home all services and gardens for outdoor enthusiasts. This property is a hunters dream with established tree stands and a strong history of Bear, Elk, Moose and Deer in the area. Whether you're expanding your operation, starting a mixed farm, or looking for a private recreational retreat, this property delivers space, versatility, and long-term value. Call today for more information.