



20414 Township Road 851  
Rural Northern Sunrise County, Alberta

MLS # A2324846

**\$1,650,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	137.82 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-85-20-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** See attached list in supplements

Expansive Family Home on 137 Private Acres with Separate Lodge & Multiple Shops! Welcome to a one-of-a-kind property where space, comfort, and unparalleled versatility come together. Set on 137 private acres of rolling fields and sweeping views, this impressive estate offers everything a large family—or multiple families—could need. The 1,665 sq ft main home, plus a fully finished basement, delivers generous room to spread out. Thoughtfully designed with an open-concept layout, it features 5 spacious bedrooms and 3.5 bathrooms, making everyday living effortless and comfortable. A massive 27x27 attached garage ensures you have abundant space for vehicles, storage, and hobbies. One of the standout features of this property is the separate living space, currently used as a hunting lodge. This independent building opens the door to countless possibilities—it could easily accommodate extended family, serve as housing for a work crew, or be transformed into a charming bed and breakfast. With its own 5 bedrooms and 3.5 bathrooms, it's a turnkey opportunity for additional income or flexible living arrangements. Two substantial attached shops complete the property—one measuring 33x40 and the other 34x23—providing exceptional space for equipment, vehicles, business needs, or recreational pursuits. Whether you're seeking a peaceful rural retreat, a multigenerational living solution, or an investment property with revenue potential, this expansive estate delivers it all. With vast views, rolling landscape, and ultimate privacy, this is a place where possibilities are as endless as the land surrounding it!