



85026 Range Road 204
Rural Northern Sunrise County, Alberta

MLS # A2326313



\$395,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	864 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	36.57 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Garden, Lawn, Many Trees, Private		

Heating:	ENERGY STAR Qualified Equipment	Water:	Co-operative
Floors:	Hardwood	Sewer:	Open Discharge, Pump
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	AGRICULTURAL
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: Tarp shed

This amazing property located on your own private oasis is in the Three Creeks area is nestled on 36 acres. This 2021 build is beauty inside and out! Are you looking to downsize or have the cabin feel of a home and still be on a acreage then look no further. With custom built gates at the end of your long driveway entering your property. This 2 bedroom 1 bathroom home has 864 square feet and a partial finished basement. Walking into your beautiful home you will notice the beautiful porch with composite decking. Inside you have a amazing kitchen with a full island, living room and a open concept floor plan. Also you have a amazing 4 piece bathroom that also acts as a ensuite to the primary bedroom. Your primary bedroom has access to the side of the deck that is rated for a hot tub. Also you have a large walk in closet with laundry in it as well! Downstairs you have a large entertainment center in your rec room, along with a half bathroom that is also roughed in for a shower and additional bedroom. Outside there is a shed, garden, outhouse and an additional pad made to the north west of the house perfect for building your dream shop on! Don't miss out on this amazing property and call today for a viewing !