

**84004 RR 210**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2271281**

**\$350,000**



<b>Division:</b>	Northern Sunrise County	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b> 1965 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Gravel Driveway, Parking Pad	
<b>Lot Size:</b>	3.00 Acres	
<b>Lot Feat:</b>	Front Yard, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-84-21-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		
<b>Inclusions:</b>	NA		

Excellent renovated property close to Peace River in Northern Sunrise County - this is a 3 acre parcel with access of the paved road completed by the county a few years ago - less than 100 feet of gravel road and located 15 minutes from Peace River. The house has been renovated and upgrades have changed its effective age as indicated by the county assessment to 2003. A bonus feature is the large shop 24 X 40 with a 12 foot overhead door, powered and insulated and heated. The yard has a large treed draw on the west end of the property separating it from its neighbor and there are many planted trees and shrubs around the perimeter giving a nice private feeling. This is a great starter acreage for the young family looking for a lifestyle outside to residential options in Peace River and its priced to be an option for many buyers.....In 2014/15, the upper level was taken down to studs, with new electrical, plumbing, insulation, flooring, drywall, windows, and paint. The concrete septic tank was added, which requires a vacuum truck to dispose of sewage every 4-6 weeks (no pump-out, no mound). The property was upgraded to 200-amp service, underground to the house and to the shop, meaning there is more than enough power to run your welder.....In 2018/19, the basement was roughed in, adding a 3-piece bath, and insulation in the walls. To address previous water issues, the foundation was dug up, wrapped with a waterproof barrier, with weeping tile added, taking ground water to a collection tank in the back of the property with a sump pump. There is a separate sump pump in the basement where the former cistern was located to dispose of any other ground water. Since the improvements, the only water issue has been septic back up in basement when the septic tank overfilled.