

**82142, Highway 744  
Rural Northern Sunrise County, Alberta**

**MLS # A2277567**

**\$339,900**



<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> 1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad, See Remarks	
<b>Lot Size:</b>	42.28 Acres	
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Gentle Sloping	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Laminate Counters		

**Inclusions:** 2 fridges in basement, freezer, cabinets in storage room, all as is where is

Charming bungalow situated on just over 40 acres. The yard is nicely treed and complete with a large quanset, another large structure intended to be a shop (currently used as a barn, connected to an area fenced for horses) and many well cared for storage sheds. Just behind the home is a lovely gazebo that's the perfect place to enjoy the private yard. This home has been well cared for with updated siding, shingles and windows on the exterior. Inside the home is nicely set up with a spacious living room and updated kitchen (newer cabinets and counters) with a bright and sunny dining space. There is one large bedroom on the main level as well as an updated 3 piece bathroom. With newer vinyl plank flooring throughout the upper level of the home. The lower level is partially finished with family room, bedroom, second bathroom with laundry and lots of storage space (including a cold room). If you are looking for a move in ready home with land and functional out buildings all situated in a peaceful setting this property is a must see!