

**82440 Range Road 221  
Rural Northern Sunrise County, Alberta**

**MLS # A2278173**

**\$410,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Modular Home	
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b> 1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Parking Pad, Quad or More Detached	
<b>Lot Size:</b>	41.67 Acres	
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Landscaped, Many Trees	
<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	
<b>Floors:</b>	Laminate, Linoleum	
<b>Roof:</b>	Asphalt Shingle	
<b>Basement:</b>	None	
<b>Exterior:</b>	Wood Frame	
<b>Foundation:</b>	Piling(s), Wood	
<b>Features:</b>	See Remarks	
<b>Water:</b>	Cistern	
<b>Floors:</b>	Holding Tank, Pump	
<b>Roof:</b>	Condo Fee: -	
<b>Basement:</b>	LLD: 26-82-22-W5	
<b>Exterior:</b>	Zoning: Ag	
<b>Foundation:</b>	Utilities: -	
<b>Inclusions:</b>	N/A	

This immaculate acreage is sitting on a quiet and peaceful 41.67 acres with ample quadding, hunting and hiking trails, it just may be just what you are looking for! This property has over 1660 sq ft of living space that includes a large open concept living room and kitchen perfect for entertaining guests. A large master bedroom with full ensuite and walk in closet. 3 more additional large bedrooms on the other end of the home with 2 more bathrooms. If you have large family then the huge covered porch that is perfect for a mud room and and additional storage. Outside you have a large partially covered deck, beautifully landscaped yard, dugout, cement pad ready to have a garage or other building built on, multiple newer outbuildings and to top it all off a 42x30 SHOP with a 12' overhead door! This property is waiting for you so call today to view!