

**81573 Hwy 2  
Rural Northern Sunrise County, Alberta**

**MLS # A2282054**

**\$269,900**



<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Aggregate, Single Garage Detached		
<b>Lot Size:</b>	9.66 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Open Discharge, Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	31-81-20-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage		
<b>Inclusions:</b>	Shed/Garage		

Are you thinking that now is the time to be moving into the country?? get away from the traffic, annoying neighbors, random people showing up and all the extra expense!!! Then now is the time to take a look at this property with its own expanse of land, just under 10 acres, a small seasonal stream as one of it boundaries and a older farmhouse style home with 3 bedrooms, 4 piece bathroom and main floor laundry. Built in an era where homes were smaller but functional, allowing you to keep expenses low, this compact home is great for a couple or small family that loves exploring and using the outdoors. There is an area ready for a garden to be used again and has water piped to it from one of the large dugouts - if you are looking to get back to basics and live with your family with minimal stress then this can be the start of your new future. The home has the expected large kitchen/dining area where years ago most of the entertaining was done but also offers a spacious living room for the overflow or to kick back and relax when alone. Large porch is also typical of the farm style with ample space for all the day to day items needed on a regular basis and also allows storage for the seasonal stuff. But there is also lots of storage between the sheds that come with the property and the garage/workshop offers more storage and a place for your tools and acreage items that you naturally need when you look after a larger property. The sign is up!!! call today!!