$350,000 - 84004 Rr 210, Rural Northern Sunrise County

MLS® #A2195812

$350,000

3 Bedroom, 2.00 Bathroom, 1,000 sqft
Residential on 3.00 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

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.

Built in 1965

Essential Information

MLS® #	A2195812
Price	$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	3.00
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	84004 Rr 210
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T8S1S4

Amenities

Parking Spaces	10
Parking	Gravel Driveway, Parking Pad
# of Garages	2

Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	February 17th, 2025
Days on Market	246
Zoning	AG

Listing Details

Listing Office	Century 21 Town and Country Realty

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