

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

**MLS # A2121296**



**\$340,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1946 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Drive Through, Driveway, Single Garage Detached		
<b>Lot Size:</b>	9.66 Acres		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	31-81-20-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Pool table and related equipment

This nicely landscaped acreage has pavement to your driveway and is a very short drive to Nampa! This home is currently set up with one bedroom and laundry on the main level. The laundry room doubles as an office and could easily be converted to another main level bedroom. Also on the main level is a spacious bathroom a functional eat in kitchen and living room. Upstairs you will find two large rooms, currently set up as bedrooms. Basement is complete with a 3,500 gallon cistern, workshop, storage and games room! On your way outside you can't help but notice the large porch on the home adding a spacious entry and easy access to the large deck. There are also sheds on the property and a garage with a wood floor and small wood stove a perfect place to work on projects and great for storing ATV's and other equipment. 360 virtual tour now available in the media section, and floor plans are available in the photos section!