

**82553 RR 202**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2134861**



**\$525,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	153.54 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	35-82-20-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Sheds Wood Stove

Prime quarter section of land at 153+ acres. a 2400 sq ft shop and a well maintained 1520 sq ft home - all within 15 minutes of Peace River. The land has an abundance of spruce trees, poplar trees, a small water body and some low land all for the benefit of the new owner. If you are a hunter you will not find a piece of land that offers more for wildlife than this one - lots of crown land south and east making this perfect for many types of hunting. The shop is 40 X 60 with a 14 X 14 OHD gas power and water metal roof plus tinned inside and out. Radiant tube heating, 14 mm rebar, 7" concrete floor plus and air compressor piped in. The home is on the water coop with low monthly bill ~\$45-50 per month for these sellers, newer hot water tank, shingles and new chimney stack for the furnace. Some sheds and a small dog run complete this picture - the well maintained home and shop are just a couple of the fabulous features here you also have 153+ acres to call your own... the sign is up!!! Call today to view!!!