

**85341 Range Road 203**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2149819**



**\$299,900**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	11.07 Acres		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central	<b>Water:</b>	Co-operative
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	22-85-20-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this charming 1316 sq ft home nestled on 11.07 acres of picturesque land, featuring 10 acres of canola field. This inviting property boasts a spacious wrap around deck, providing ample space for outdoor entertaining, relaxing, and enjoying the surrounding views. Step inside this spacious home and discover a large living room that flows seamlessly into the dining room, creating an inviting space for entertaining guests. The U-shaped kitchen with a bar is open to the dining area, making meal preparation a breeze. Make your way down the hall to the master bedroom you will find a spacious ensuite with a large corner tub for ultimate relaxation. The unfinished basement hosts ample potential to customize and create additional living space to suit your needs. This property is located just 2 miles off the pavement and benefits from co-op water, ensuring a reliable water supply for your comfort and convenience. Don't miss out on the opportunity to make this acreage your own with endless possibilities for creating your dream home. This home is located close to the river where there is crown land and fishing. Schedule a viewing today and experience the potential this property has to offer.