

**83510 Fairgrounds Road**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2157854**

**\$560,000**



<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	32.53 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Front Yard, Lawn, Private		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** Sheds

Not many acreages show up with this much land and this close to Peace River giving you all the appeal of acreage living only 10 minutes from Peace River - situated in Sunrise County it gives easy access to the Town of Peace River and close to any of the oilfield sites plus lots of options in between regardless of where you work!! The house is 1432 sq ft with 5 bedrooms - 3 bathrooms and a full basement. The home is only 12 +/- years old and with the extra features added to the construction with extra insulation and and ICF foundation you are sure to be satisfied with this home. Located on Fairgrounds Road, a dead end road the gives you ample privacy and seclusion on the 32+ acre parcel, zoned agricultural and with 1 km of walking trails around the land and through the trees - great for the kids and to just relax with nature. The home has HE forced air furnace, in floor heat in the basement, air exchange unit, water coop and an abundance of outbuildings. Additionally there is an attached 32 X 26 heated garage with 12' +/- vaulted ceiling. Think of all the things you can do with 32 acres that you can't do in town!! This acreage is the reason people move to the country and have a lifestyle more relaxing with opportunity to unwind after work. The sign is up!! Call today!!