

**84434 Hwy 688**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2169698**



**\$399,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,294 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	7.68 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, Lawn, Many Trees, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Open Floorplan, Separate Entrance		

**Inclusions:** NA

Great location and room with this acreage - offering almost 2300 sq ft between the 2 floors and a partially finished basement adding another 400-500 sq ft of finished space and the rest waiting for your to complete to your taste!!! A total of 6 bedrooms, 2 bathrooms and 2 full kitchens you can make this home into whatever you would like - the second story has its own entrance so you can rent out a room or two OR you can use it for another family member OR you can utilize it for your self - great area for the older kids to have their own space.

You also have a very usable lower lever that is new ICF construction and contains a theater room and hobby room which will have multiple uses on its own . The lower lever includes a new furnace, hot water on demand, in floor heat with dual zoning and a roughed in area for a future bathroom - this level is about 60% complete. The main level has a open floor plan design with the kitchen, living room and dining area open to each other plus new large decks off each door for BBQ'ing or just general ease of access. The land is treed and irregular shaped around a creek/draw and offers 7.68 acres zoned agricultural use - also you have new pavement that takes you to Peace River in about 15 mins - Mercer Pulp Mill in about 10 min and the Baytex/CNRL/Obsidian oilfield area about 20-30 min . There is also a 28x24 detached shop and a large cold storage open shed . Land, space and location are all offered here - the sign is up!! Call today to view!!