

81074 2 Highway
Rural Northern Sunrise County, Alberta

MLS # A2171179

\$275,000



Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,238 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.01 Acres		
Lot Feat:	Brush, Lawn, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Vaulted Ceiling(s)		

Inclusions: shed

Very well cared for acreage which has had many renovations over the last 10 years! Renovations include new drywall, windows, doors, furnace, roof, and the list goes on. The clean and tidy yard with large open gravel pad allow for ample parking and allow the flexibility for you to add a shop or other outbuildings. Inside the home you will be impressed with the vaulted ceiling and the amount of light coming in the large windows! The updated cabinets in the eat in kitchen create a functional space to cook, just off the kitchen is a well appointed living room creating a perfect place to gather. Down the hall you will find a spacious 4 piece bathroom and 3 bedrooms. On the lower level there is a second bathroom, and another bedroom and laundry room. There is also a large family room creating a great space for the kids to play or family to gather. Schedule an appointment to see this great acreage today. Floor plans and 360 photos will be coming soon!