

**81068 Range Road 225**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2191505**



**\$450,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Northern Sunrise County        |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile |               |                   |
| <b>Size:</b>     | 1,404 sq.ft.                   | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Gravel Driveway, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 160.00 Acres                   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Lawn, Many Trees   |               |                   |

|                    |                                 |                   |                             |
|--------------------|---------------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | Co-operative                |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum      | <b>Sewer:</b>     | Open Discharge, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | 6-81-22-W5                  |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | AG                          |
| <b>Foundation:</b> | Wood                            | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Open Floorplan, Pantry, Storage |                   |                             |

**Inclusions:** NA

Great opportunity to own a 1/4 section with multiple uses - 80 +/- acres of land cultivated and the remainder is bush, pasture and homestead. Fantastic setup for horses or cattle with some areas fenced for pasture. The mobile home has had some upgrades with newer shingles and an addition that adds great appeal to the home. With over 1400 sq ft of space you have 3 bedrooms, ample storage areas, small office, nice dining area onto the deck and a great view across the land for miles. There are areas with for fire pit to relax at - this is a great property that has been recently has the water coop installed, the driveway and yard with gravel For future work you could also clear some of the balance of the land and have some of the most productive farmland available as the area is know for quality farm land. If cattle is your dream then there is a dugout for watering and some existing pasture - the farmland in the area rents for about \$80 and acre so you can have a bit of income from that as well The sign is up! Call today The pictures are from before the outbuildings were removed and the house occupied by the current owner