



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

21076 683 Highway
Rural Northern Sunrise County, Alberta

MLS # A2136380

\$265,000



Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,073 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	7.50 Acres		
Lot Feat:	Lawn, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Seller plans to take a few personal items and will likely leave most other items in place. To be further specified/negotiated at time of offer.

Acreage for sale a short drive from Nampa! Great highway frontage so there is no gravel for you to travel! The house is set back into the trees making the home and yard quite sheltered and private. The home is a solid structure that has seen updates over the years including new windows in the basement, metal shingles and updated septic and sump pumps. This property also features a great 4 car garage with concrete floor. There is also an older barn on the property nicely situated within the pasture. The home is currently on a cistern but water co-op is available in the area. As an added bonus there is also a dug out on the property! There is some work here to do to bring this acreage back to it's former glory but with solid structures in place it will be worth the effort! call today to schedule a showing!