



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

85341 Range Road 203
Rural Northern Sunrise County, Alberta

MLS # A2149819



\$299,900

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,316 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	11.07 Acres		
Lot Feat:	Other		

Heating:	Central	Water:	Co-operative
Floors:	See Remarks	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	22-85-20-W5
Exterior:	Wood Frame	Zoning:	A
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 1316 sq ft home nestled on 11.07 acres of picturesque land, featuring 10 acres of canola field. This inviting property boasts a spacious wrap around deck, providing ample space for outdoor entertaining, relaxing, and enjoying the surrounding views. Step inside this spacious home and discover a large living room that flows seamlessly into the dining room, creating an inviting space for entertaining guests. The U-shaped kitchen with a bar is open to the dining area, making meal preparation a breeze. Make your way down the hall to the master bedroom you will find a spacious ensuite with a large corner tub for ultimate relaxation. The unfinished basement hosts ample potential to customize and create additional living space to suit your needs. This property is located just 2 miles off the pavement and benefits from co-op water, ensuring a reliable water supply for your comfort and convenience. Don't miss out on the opportunity to make this acreage your own with endless possibilities for creating your dream home. This home is located close to the river where there is crown land and fishing. Schedule a viewing today and experience the potential this property has to offer.