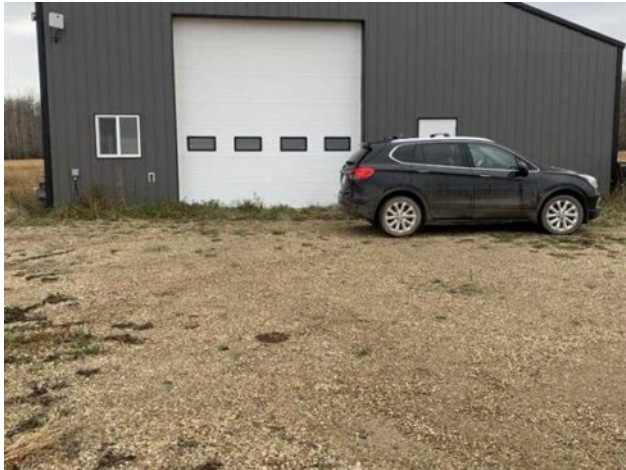




780-832-0996
derek.estabrook@outlook.com

20008 TWP 844
Rural Northern Sunrise County, Alberta

MLS # A2304110



\$259,900

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	2,112 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	RV Access/Parking, RV Garage		
Lot Size:	10.97 Acres		
Lot Feat:	Front Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Concrete	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Storage		

Inclusions: NA

Stunning 2,100+ square foot shop, beautifully converted to include a bedroom, three-piece bathroom, and kitchen area—perfect for comfortable living or a home-based business. Connected to the shouse area is a 12 by 48 storage area, ready to be transformed into a garage. All of this sits on 10.97 acres in Northern Sunrise County and with power, gas, water, and a septic system already in place this is an incredible opportunity on a spacious, private lot!. Sign is up!!! Call today!!