



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

20574 TWP 823 Road  
Rural Northern Sunrise County, Alberta

MLS # A2306504



**\$500,000**

<b>Division:</b>	Northern Sunrise County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	11.10 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, No Neighbours B		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		

**Inclusions:** NA

Acreage Living at Its Finest in Northern Sunrise County! Welcome to this beautifully renovated 1,472 sq. ft. home offering space, functionality, and country charm all in one package. The home features 6 bedrooms and 3 bathrooms, making it ideal for large families or those needing extra space for guests or a home office setup. Step inside to find a modernized kitchen with upgrades throughout, complemented by new flooring and hardwood on a large area of the main floor. The layout offers generous-sized bedrooms and a large recreation area, perfect for entertaining or relaxing with family. Improvements also include PVC windows, septic system and a durable metal roof, giving peace of mind for years to come. Situated on 11+ acres, this property provides the privacy and freedom of rural living while still being within reach of nearby amenities. The highlight for many will be the impressive 36' x 48' heated shop, complete with a 12-foot overhead door, plus two additional overhead doors making any access a dream - its ideal for equipment storage, hobbies, or business use. Located in a region known for its fantastic water coop, wide-open spaces, natural beauty, and strong agricultural roots, Northern Sunrise County offers a peaceful rural lifestyle with access to essential services and outdoor recreation opportunities. If you're looking for space, upgrades, and a versatile acreage property, this one checks all the boxes!