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85026 Range Road 204
Rural Northern Sunrise County, Alberta

MLS # A2326313



\$395,000

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|------------------|---|---------------|------------------|
| Division: | Northern Sunrise County | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 864 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 36.57 Acres | | |
| Lot Feat: | Back Yard, Brush, Front Yard, Garden, Lawn, Many Trees, Private | | |

| | | | |
|--------------------|---------------------------------|-------------------|----------------------|
| Heating: | ENERGY STAR Qualified Equipment | Water: | Co-operative |
| Floors: | Hardwood | Sewer: | Open Discharge, Pump |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | AGRICULTURAL |
| Foundation: | ICF Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Tarp shed

This amazing property located on your own private oasis is in the Three Creeks area is nestled on 36 acres. This 2021 build is beauty inside and out! Are you looking to downsize or have the cabin feel of a home and still be on a acreage then look no further. With custom built gates at the end of your long driveway entering your property. This 2 bedroom 1 bathroom home has 864 square feet and a fully finished basement. Walking into your beautiful home you will notice the beautiful porch with composite decking. Inside you have a amazing kitchen with a full island, living room and a open concept floor plan. Also you have a amazing 4 piece bathroom that also acts as a ensuite to the primary bedroom. Your primary bedroom has access to the side of the deck that is rated for a hot tub. Also you have a large walk in closet with laundry in it as well! Downstairs you have a large entertainment center in your rec room, along with a roughed in bathroom and additional bedroom. Outside there is a shed, garden, outhouse and an additional pad made to the north west of the house perfect for building your dream shop on! Don't miss out on this amazing property and call today for a viewing !