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85027 Highway 688  
Rural Northern Sunrise County, Alberta

MLS # A2326319

\$460,000



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Northern Sunrise County  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                                     |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 7.93 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Brush, Creek/River/Stream/Pond, Few Trees, Front Yard, Garden |               |                   |

|                    |                     |                   |              |
|--------------------|---------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Propane | <b>Water:</b>     | Co-operative |
| <b>Floors:</b>     | Laminate, Linoleum  | <b>Sewer:</b>     | Other        |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Wood Frame          | <b>Zoning:</b>    | Ag           |
| <b>Foundation:</b> | Piling(s)           | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks         |                   |              |

**Inclusions:** greenhouse

This gorgeous property is right off of highway 688 sitting on 7.93 acres. This 1520 sqft 2008 mobile has 3 bed and 2 bathrooms. Walking up your massive wrap around deck that you could sit on all day long and look at the field views. You come inside the entry and notice a open concept floor plan with a large living room that has a wood burning stove perfect for the cold winters. Also your spacious kitchen has tons of counter space perfect for the cook in the family. Down the hall you have your laundry room and a massive primary bedroom with a 4 piece ensuite, walk in closet and a additional room as well that could be used for a larger walk in closet, office or more storage. At the other end of the home you have 2 additional bedrooms and a 4 piece bathroom. Outside you have a creek running right through the property, a large garden and greenhouse, tons of space for the toys and a 24x36 shop with an additional 18x36 added to the side of it with a lean to on the side! What more can you ask for don't miss out on this amazing property and call today.