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22004 RR 814
Rural Northern Sunrise County, Alberta

MLS # A2212967



\$315,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,178 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	10.80 Acres		
Lot Feat:	Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Dugout
Floors:	Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions:	Pellet Stove
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Are you looking for a nice little acreage that you can call your own that doesn't need much maintenance and is close to both Peace River and Nampa plus is affordable???? This is quite possibly one of a hand full of properties available in this price range but this one has a full concrete basement, newer windows, siding, shingles - has the water coop but can still uses the dugout so you can water the garden and lawn, large kitchen 5 appliances and just a generally nice feel to the home. Three bedrooms, large living room and kitchen - nice comfortable deck for the summer BBQ. What you have here is a genuinely nice little acreage in a good location at a fantastic price - the sign is up call today!!