\$350,000 - 84004 Rr 210, Rural Northern Sunrise County

MLS® #A2195812

\$350,000

3 Bedroom, 2.00 Bathroom, 1,000 sqft Residential on 3.00 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Excellent renovated property close to Peace River in Northern Sunrise County - this is a 3 acre parcel with access of the paved road completed by the county a few years ago less than 100 feet of gravel road and located 15 minutes from Peace River. The house has been renovated and upgrades have changed its effective age as indicated by the county assessment to 2003. A bonus feature is the large shop 24 X 40 with a 12 foot overhead door, powered and insulated and heated. The yard has a large treed draw on the west end of the property separating it from its neighbor and there are many planted trees and shrubs around the perimeter giving a nice private feeling. This is a great starter acreage for the young family looking for a lifestyle outside to residential options in Peace River and its priced to be an option for many buyers.....In 2014/15, the upper level was taken down to studs, with new electrical, plumbing, insulation, flooring, drywall, windows, and paint. The concrete septic tank was added, which requires a vacuum truck to dispose of sewage every 4-6 weeks (no pump-out, no mound). The property was upgraded to 200-amp service, underground to the house and to the shop, meaning there is more than enough power to run your welder.....In 2018/19, the basement was roughed in, adding a 3-piece bath, and insulation in the walls. To address previous water issues, the foundation was dug up, wrapped with a waterproof barrier, with







weeping tile added, taking ground water to a collection tank in the back of the property with a sump pump. There is a separate sump pump in the basement where the former cistern was located to dispose of any other ground water. Since the improvements, the only water issue has been septic back up in basement when the septic tank overfilled.

Built in 1965

Essential Information

MLS® # A2195812 Price \$350,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,000 Acres 3.00 Year Built 1965

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 84004 Rr 210

Subdivision Northern Sunrise County

City Rural Northern Sunrise County

County Northern Sunrise County

Province Alberta
Postal Code T8S1S4

Amenities

Parking Spaces 10

Parking Pad, Gravel Driveway

of Garages 2

Interior

Interior Features Open Floorplan, Storage

Appliances Dishwasher, Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Garden, Storage

Lot Description Landscaped, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete, Block

Additional Information

Date Listed February 17th, 2025

Days on Market 256 Zoning AG

Listing Details

Listing Office Century 21 Town and Country Realty

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