

# \$689,900 - 85211 Range Road 203, Rural Northern Sunrise County

---

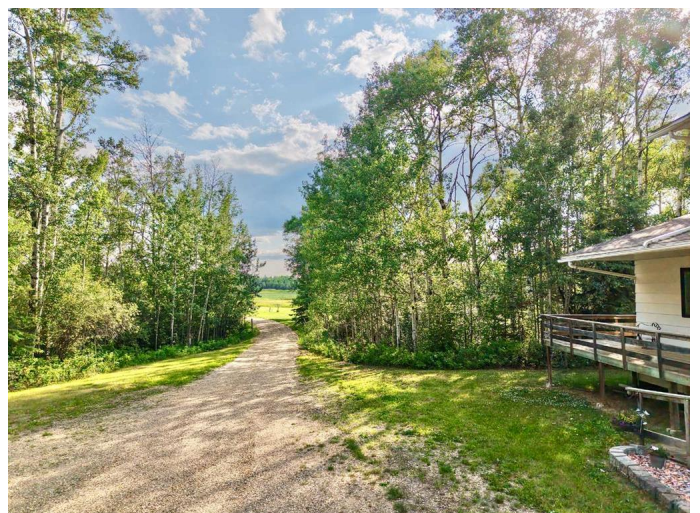
MLS® #A2239290

**\$689,900**

6 Bedroom, 4.00 Bathroom, 2,197 sqft  
Agri-Business on 158.22 Acres

NONE, Rural Northern Sunrise County,  
Alberta

Room to Roam, Space to Grow – Full Quarter Section with a Spacious 6-Bedroom Home and Massive Shop! If you’ve been searching for a large home on a full quarter section of land, close to town but with all the peace and privacy of country living – this is the one you’ve been waiting for! This impressive property offers over 2,100 sq. ft. of living space, featuring 6 bedrooms, 4 full bathrooms, and a heated double attached garage, all nestled on 160 acres of beautifully varied and landscaped land. Whether you're raising a family, running a business, or looking to start a hobby farm, this versatile property is packed with potential! The main floor offers a spacious layout with an eat-in kitchen, formal dining room, cozy living room, full bathroom, and a generous office that could easily serve as a 7th bedroom. Upstairs, you’ll find three more bedrooms including the spacious primary suite with its own, private ensuite and large walk-in closet, a convenient second kitchenette, and another full bathroom – ideal for extended family or guests. The fully finished basement features three additional bedrooms, a third full bathroom, a large living area, laundry space, and yet another kitchenette – providing great potential for multi-generational living or whatever else you might think of. Outdoor space is great as well with a wrap around deck, gardens, almost an



acre of fenced in space for pets and a private fire pit area. The home is connected to the water co-op and features a highly efficient outdoor wood boiler, which ties into both furnaces to keep the entire home warm in the colder months. Recent updates include some newer windows and roofing shingles, offering peace of mind for years to come. For those needing serious workspace, the 25' x 75' insulated and heated shop is a dream! Heated with either an overhead natural gas furnace or in-floor heat via the wood boiler, and featuring 14' roll-up doors at both ends, it's perfect for truckers, mechanics, or storing all your toys and tools. The land itself is set up and ready to go, with multiple fenced paddocks (some with power), approximately 45 acres of treed pasture, large open pastureland, and about 85 acres of productive hay. Whether you want to run cattle, keep horses, or simply enjoy wide-open space, this property offers endless possibilities. There's even highway frontage and a second serviced approach that could be used as an additional building site! Enjoy the serenity of rural life with the convenience of being just a short drive from town. Whether you're a growing family, a contractor, a farmer, or someone who simply craves space and freedom, this property truly checks all the boxes. Big home. Big land. Big opportunity. Come see what country living can be!

Built in 1982

### **Essential Information**

MLS® #	A2239290
Price	\$689,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,197

Acres	158.22
Year Built	1982
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	85211 Range Road 203
Subdivision	NONE
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 3B0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Combination, Wood
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, Native Plants, Pasture, Private, Treed, Gentle Sloping, Many Trees, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 12th, 2025
Days on Market	4

Zoning                      A

## **Listing Details**

Listing Office              RE/MAX Northern Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.