

# \$195,000 - 84132 Rr 204, Rural Northern Sunrise County

MLS® #A2210244

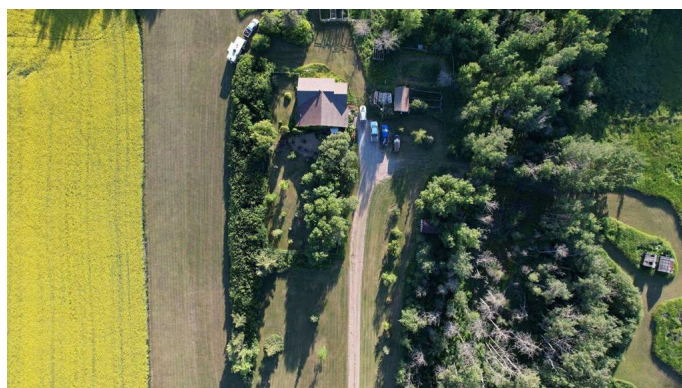
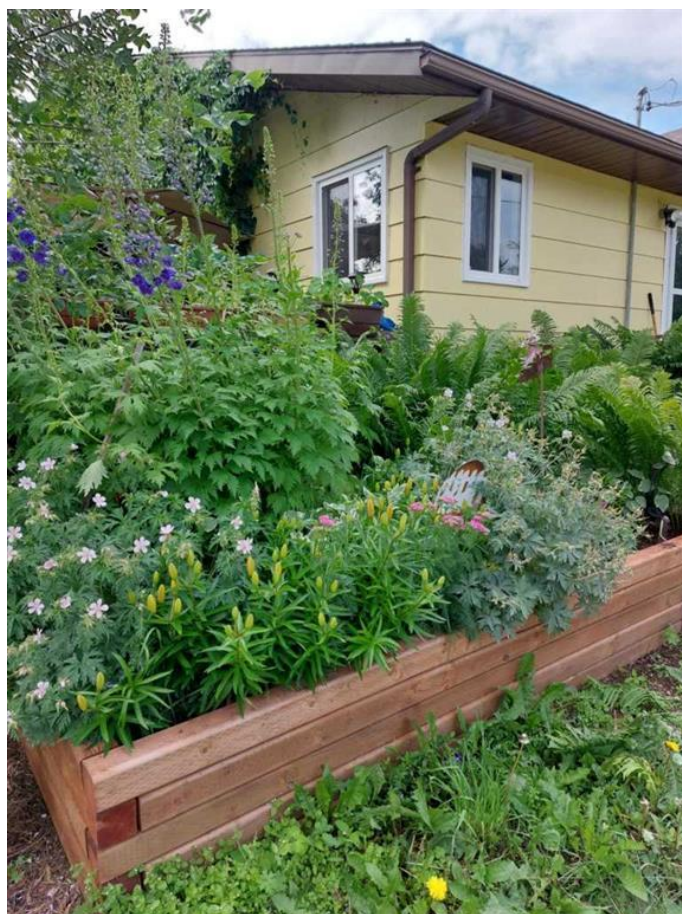
## \$195,000

3 Bedroom, 1.00 Bathroom, 1,540 sqft

Residential on 24.91 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

If the idea of a large home 1700+ sq ft on almost 25 acres and located only 10-15 minutes from Peace River appeals to you then this may be a home to consider. It features a natural setting surrounded by spruce and poplar trees, offering privacy and seclusion with many natural features, including a mature wooded area on the side and back of the property - the house will require some renovation and rehabilitation making this a great opportunity for customization and personal touches. Perfect for those looking for a project and an opportunity to create a dream home in a serene location - this is an ideal property for a handyman or project-oriented person giving a huge upside for equity once completed Some of the highlights include location and privacy as this is a very private setting with ample space - this listing will update pictures on a regular basis as they become available - the sign is up!! Call today!!



Built in 1952

## Essential Information

MLS® #	A2210244
Price	\$195,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,540

Acres	24.91
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	84132 Rr 204
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T8S 1S4

### **Amenities**

Parking	Parking Pad, Gravel Driveway
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### **Interior**

Interior Features	Open Floorplan, Pantry
Appliances	None
Heating	Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Lawn, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Wood

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	23

Zoning	R
<b>Listing Details</b>	
Listing Office	Century 21 Town and Country R



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