

\$409,900 - 83368 Range Road 201, Rural Northern Sunrise County

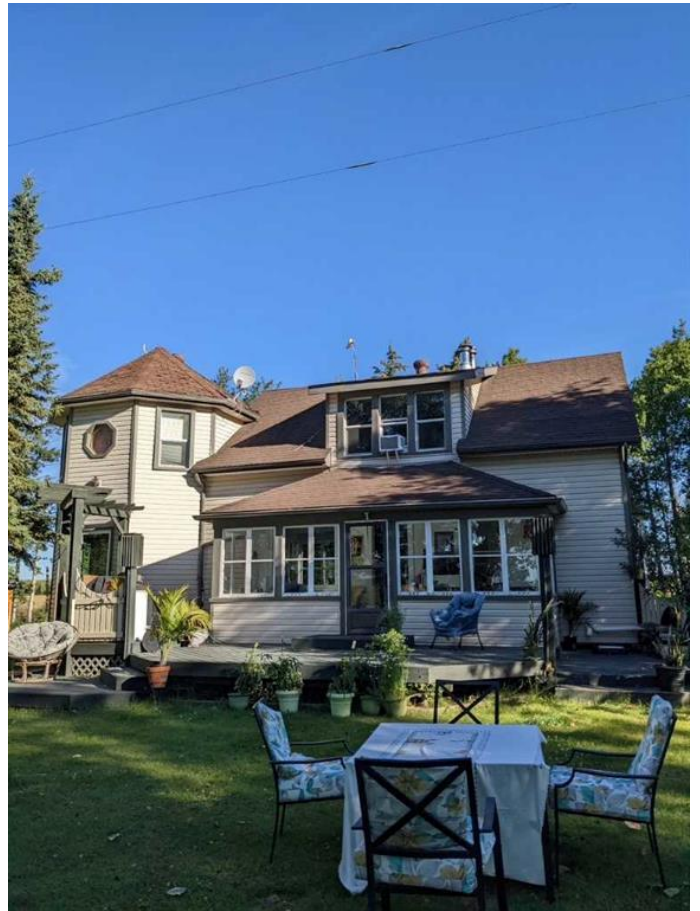
MLS® #A2215316

\$409,900

3 Bedroom, 2.00 Bathroom, 1,794 sqft
Residential on 10.01 Acres

Northern Sunrise County, Rural Northern
Sunrise County, Alberta

Welcome to this charming 1,794-square-foot picturesque home, nestled on 10 acres of serene land, only 15 minutes to Peace River or 20 to the Mercer Pulp Mill, Baytex and CNRL oilfields. This inviting two-story residence features beautiful original hardwood floors, a cozy wood stove, perfect for chilly evenings and an upgrade kitchen. Recent updates include PVC windows, plumbing and some electrical improvements, ensuring modern comfort while maintaining its bucolic charm. The home offers an open floor plan, a unique layout with octagonal main floor living area and upstairs the same footprint is the master bedroom, two bathrooms, and an additional lower-level area currently used as a bedroom. Outside, you'll find a barn, an older garage/workshop, and a picturesque creek at the back, teeming with wildlife like beavers, moose, and deer - overall a fantastic property for nature lovers. Don't miss this unique opportunity to own a piece of countryside tranquility with all the comforts of home! The sign is up!! Call today



Built in 1959

Essential Information

MLS® # A2215316

| | |
|----------------|----------------------------------|
| Price | \$409,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,794 |
| Acres | 10.01 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 83368 Range Road 201 |
| Subdivision | Northern Sunrise County |
| City | Rural Northern Sunrise County |
| County | Northern Sunrise County |
| Province | Alberta |
| Postal Code | T0H 3B0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 6 |
| Parking | Gravel Driveway, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Range, Refrigerator, Washer |
| Heating | High Efficiency, Forced Air, Natural Gas, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Dining Room, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | Fire Pit |
| Lot Description | Landscaped, Treed |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|------------------|
| Date Listed | April 26th, 2025 |
| Days on Market | 4 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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