

\$365,000 - 84434 Hwy 688, Rural Northern Sunrise County

MLS® #A2169698

\$365,000

6 Bedroom, 2.00 Bathroom, 2,294 sqft
Residential on 7.68 Acres

Northern Sunrise County, Rural Northern
Sunrise County, Alberta

Great location for this spacious 6-Bedroom
Home on 7.7 Acres in Northern Sunrise
County

Discover the perfect blend of space, comfort,
and rural charm with this impressive 2 story
6-bedroom, 2-bathroom home situated on a
sprawling 7.68 acres in Northern Sunrise
County. With 2,294 square feet of space and
an additional 400-500 sq ft of finished space in
the ICF basement, this property is ideal for
families seeking room to grow or those looking
for a peaceful retreat from the hustle and
bustle of city life.

Step inside and be welcomed by a spacious
layout that offers plenty of room for
entertaining and relaxation. The home features
a large living area, perfect for gatherings, and
a functional kitchen with ample storage and
counter space. The six bedrooms provide
plenty of accommodation for family, guests, or
a home office as well the second story has its
own entrance making this an income
producing portion of the home quite possible.
Outside, the property boasts numerous
outbuildings, including an older shop that
offers endless possibilities for hobbies,
storage, or workspace. The basement level
offers very usable space with a newer furnace
and a new hot water on demand system. The
expansive land gives you the freedom to
create your own outdoor oasis, whether it be a



garden, recreational space, or simply enjoying the natural surroundings. As well, you have a paved road that takes you to Peace River in about 15-20 mins - Mercer Pulp Mill in about 10 min and the Baytex/CNRL/Obsidian oilfield area about 20-30 min . There is also an older 28 x 24 detached shop and a large cold storage open shed This property has recently been reduced by \$34,000, making it an exceptional value for those looking for a spacious home with room to roam. Enjoy the tranquility of rural living while still being within reach of nearby amenities and attractions. Key Features:6 Bedrooms 2 Bathrooms 2,294 Square Feet 7.68 Acres of Land Older Shop and Numerous Outbuildings This sign is up don't miss out on this incredible opportunity! Schedule your private showing today and explore all the potential this property has to offer.

Built in 1962

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2169698 |
| Price | \$365,000 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,294 |
| Acres | 7.68 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 84434 Hwy 688 |
| Subdivision | Northern Sunrise County |
| City | Rural Northern Sunrise County |

| | |
|-------------|-------------------------|
| County | Northern Sunrise County |
| Province | Alberta |
| Postal Code | T8S 1S4 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 10 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance, Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Dryer, Range, Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Front Yard, Lawn, Treed, Creek/River/Stream/Pond, Many Trees |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 1st, 2024 |
| Days on Market | 216 |
| Zoning | A |

Listing Details

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

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