

# \$315,000 - 22004 Rr 814, Rural Northern Sunrise County

MLS® #A2212967

## \$315,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 10.80 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Are you looking for a nice little acreage that you can call your own that doesn't need much maintenance and is close to both Peace River and Nampa plus is affordable???? This is quite possibly one of a hand full of properties available in this price range but this one has a full concrete basement, newer windows, siding, shingles - has the water coop but can still uses the dugout so you can water the garden and lawn, large kitchen 5 appliances and just a generally nice feel to the home. Three bedrooms, large living room and kitchen - nice comfortable deck for the summer BBQ. What you have here is a genuinely nice little acreage in a good location at a fantastic price - the sign is up call today!!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212967    |
| Price          | \$315,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,178       |
| Acres          | 10.80       |
| Year Built     | 1967        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 22004 Rr 814                  |
| Subdivision | Northern Sunrise County       |
| City        | Rural Northern Sunrise County |
| County      | Northern Sunrise County       |
| Province    | Alberta                       |
| Postal Code | T0H2R0                        |

### Amenities

|         |                              |
|---------|------------------------------|
| Parking | Gravel Driveway, Parking Pad |
|---------|------------------------------|

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Open Floorplan, Storage                          |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Basement, Free Standing, Pellet Stove            |
| Has Basement      | Yes                                              |
| Basement          | Full, Partially Finished                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Garden                       |
| Lot Description   | Front Yard, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 166              |
| Zoning         | R                |

### Listing Details

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