

# **\$290,000 - 81573 Hwy 2, Rural Northern Sunrise County**

MLS® #A2203959

**\$290,000**

3 Bedroom, 1.00 Bathroom, 884 sqft

Residential on 9.66 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Are you thinking that now is the time to be moving into the country?? get away from the traffic, annoying neighbors, random people showing up and all the extra expense!!! Then now is the time to take a look at this property with its own expanse of land, just under 10 acres, a small seasonal stream as one of its boundaries and a older farmhouse style home with 3 bedrooms, 4 piece bathroom and main floor laundry. Built in an era where homes were smaller but functional, allowing you to keep expenses low, this compact home is great for a couple or small family that loves exploring and using the outdoors. There is an area ready for a garden to be used again and has water piped to it from one of the large dugouts - if you are looking to get back to basics and live with your family with minimal stress then this can be the start of your new future. The home has the expected large kitchen/dining area where years ago most of the entertaining was done but also offers a spacious living room for the overflow or to kick back and relax when alone. Large porch is also typical of the farm style with ample space for all the day to day items needed on a regular basis and also allows storage for the seasonal stuff. But there is also lots of storage between the sheds that come with the property and the garage/workshop offers more storage and a place for your tools and acreage items that you naturally need when you look after a larger property. The sign is up!!! call today!!



Built in 1946

## Essential Information

MLS® #	A2203959
Price	\$290,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	884
Acres	9.66
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	81573 Hwy 2
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H2R0

## Amenities

Parking Spaces	10
Parking	Aggregate, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard, Fire Pit, Garden, Storage
-------------------	---

Lot Description	Back Yard, Lawn, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	137
Zoning	A

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.