

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

---

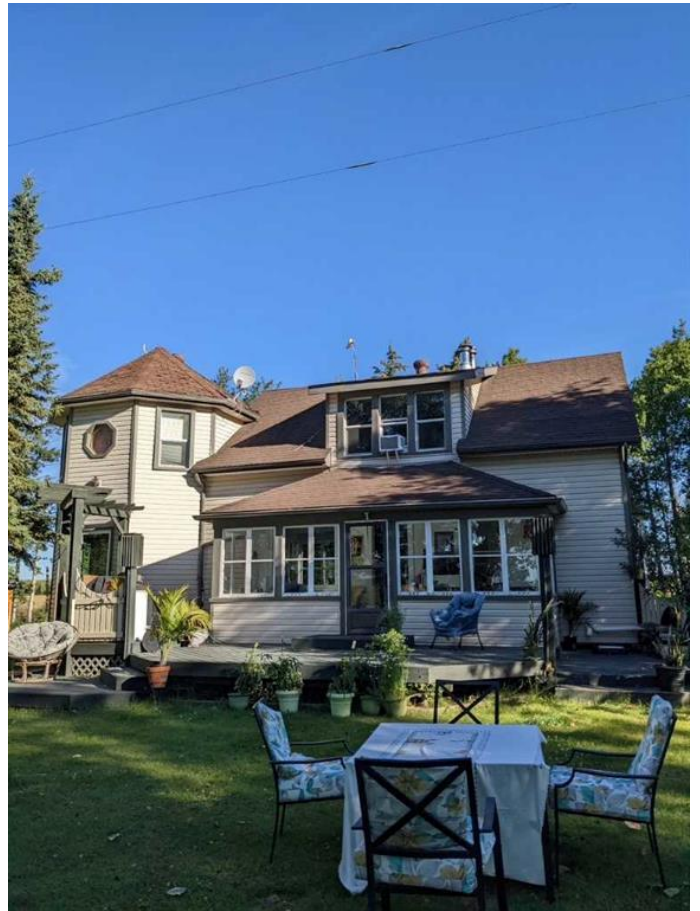
MLS® #A2215316

**\$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	55
Zoning	AG

**Listing Details**

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

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