

# \$410,000 - 82440 Range Road 221, Rural Northern Sunrise County

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MLS® #A2233982

**\$410,000**

4 Bedroom, 3.00 Bathroom, 1,696 sqft  
Residential on 41.67 Acres

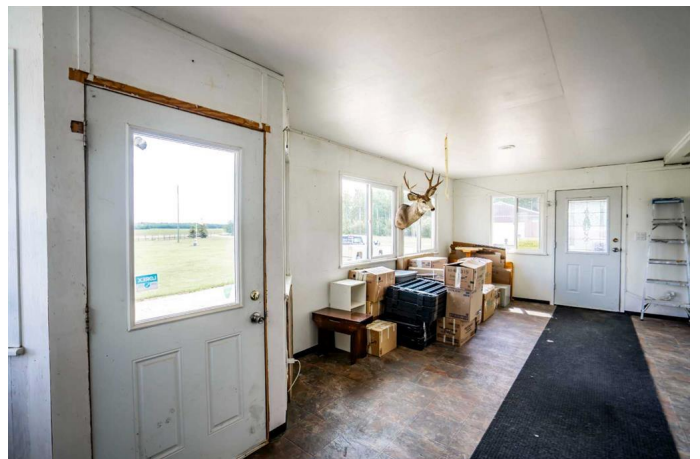
NONE, Rural Northern Sunrise County,  
Alberta

This immaculate acreage is sitting on a quiet and peaceful 41.67 acres with ample quadding, hunting and hiking trails, it just may be jut what you are looking for! This property has over 1660 sq ft of living space that includes a large open concept living room and kitchen perfect for entertaining guests. A large master bedroom with full ensuite and walk in closet. 3 more additional large bedrooms on the other end of the home with 2 more bathrooms. If you have large family then the huge covered porch that is perfect for a mud room and and additional storage. Outside you have a large partially covered deck, beautifully landscaped yard, dugout, cement pad ready to have a garage or other building built on, multiple newer outbuildings and to top it all off a 42x30 SHOP with a 12' overhead door! This property is waiting for you so call today to view!

Built in 1998

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233982  |
| Price      | \$410,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                                      |
|----------------|--------------------------------------|
| Half Baths     | 1                                    |
| Square Footage | 1,696                                |
| Acres          | 41.67                                |
| Year Built     | 1998                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 82440 Range Road 221          |
| Subdivision | NONE                          |
| City        | Rural Northern Sunrise County |
| County      | Northern Sunrise County       |
| Province    | Alberta                       |
| Postal Code | T0H 2R0                       |

### **Amenities**

|         |   |
|---------|---|
| Parking | Aggregate, Parking Pad, Quad or More Detached |
|---------|---|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Wood Stove, Wood              |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning Stove                                     |
| Basement          | None   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed, Brush |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Wood, Piling(s)   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 18              |
| Zoning         | A               |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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