

# \$339,900 - 81404 Rr223, Rural Northern Sunrise County

MLS® #A2256913

**\$339,900**

5 Bedroom, 1.00 Bathroom, 1,196 sqft  
Residential on 10.00 Acres

Northern Sunrise County, Rural Northern  
Sunrise County, Alberta

10 Acre Private Acreage â€“ Country Living  
Just Minutes From Nampa or Peace River AB

Tucked away among mature trees and surrounded by nature, this 10-acre property offers the privacy and space youâ€™ve been looking forâ€”all while being only 20 minutes from Peace River and 10 minutes from Nampa.

At almost 1,200 sq. ft. the home features 3 bedrooms and 1 bathroom on the main floor, with upgrades including a metal roof and some updated flooring. The lower level is unfinished but already laid out with two bedrooms and a large recreation area, bathroom rough in - finishing this area off with paint and flooring gives you the chance to expand the living space to fit your familyâ€™s needs

Outside, thereâ€™s no shortage of room to make this property your own. A 28 x 24 garage with power and concrete pad, an open cold storage pole shed approx 36 X 32, and a large grain bin with the potential for revitalization add function and flexibility. With plenty of space for gardens, animals, or even hobby farming, the opportunities here are endless.

Surrounded by trees, this acreage offers peace, quiet, and a sense of seclusion while still keeping you close to the conveniences of nearby communities. Whether youâ€™re



looking for a starter acreage, a project to add value, or simply a private retreat, this property is full of potential and waiting for its next owner to bring their vision to life.

Built in 1961

### Essential Information

MLS® #	A2256913
Price	\$339,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,196
Acres	10.00
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	81404 Rr223
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T8S1S4

### Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dryer, Portable Dishwasher, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Lawn, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	54
Zoning	AG

### **Listing Details**

Listing Office	Century 21 Town and Country Realty
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