# \$1,400,000 - 19132 Twp 825, Rural Northern Sunrise County

MLS® #A2077290

## \$1,400,000

4 Bedroom, 3.00 Bathroom, 3,524 sqft Residential on 159.00 Acres

NONE, Rural Northern Sunrise County, Alberta

Discover an unparalleled turnkey berry farm with everything needed for prosperous farming, along with a luxurious log home nestled on an expansive 159 acres of natural beauty. Offering 4 spacious bedrooms, 2.5 bathrooms, and a generously sized living area. A gourmet chef's kitchen features a massive quartz island with an inviting eat-up bar, stainless steel appliances, and abundant storage. Upstairs, a grand bedroom awaits, complete with a 4-piece ensuite and his-and-her walk-in closets. An impressive fully equipped mother-in-law suite above the garage boasts a separate entrance and a balcony overlooking the picturesque pond. An office loft area provides commanding views of the main level and a balcony with captivating scenery. The lower level features the primary bedroom and a lavish 5-piece bathroom, including his and her sinks, sauna, a jetted soaker tub, and a spacious walk-in shower with dual shower heads. Essential storage space includes a cold room and a dedicated room for storing packaged freeze-dried items. A purpose-built prepping and freeze drying room expertly manages large quantities while adhering to strict food safety protocols. The prepping room is located within the main house, while the freezing room is housed in the garage with an included 3 large and 1 extra large freeze dryers. An oversized heated







double attached garage provides ample space for additional freezers essential for operating the berry farm. A true horticultural haven, this property boasts an extensive berry orchard featuring 7000 Saskatoon plants that yield a bountiful harvest of approximately 20,000 pounds of Saskatoon berries. Additionally, the orchard showcases 1,000 raspberry plants that produce around 2000 pounds of raspberries. Your bounty is truly at your doorstep. A walk-in cooler shed, for post-picking, serves as an ideal storage solution for berries. Your dream 52'x28' woodshop awaits and is meticulously organized, featuring the perfect workshop layout, sawdust control, master electrician wiring, 220-volt power, concrete floors, and heating. 54'x80' Equipment shop houses essential maintenance equipment, including commercial-grade Ztrak John Deere 970R zero-turn mowers, water tank and trailer and sprayer attachments. The 159-acre property flourishes with an abundance of trees, perennials, and fruit-bearing varieties. It boasts a stunning pond featuring a captivating water fountain, providing the ultimate private oasis. An adjacent dedicated fire pit area offers unparalleled pond views, while multiple seating areas ensure you can enjoy a change of scenery for your morning coffee. The expansive wrap-around deck creates a perfect environment for hosting and entertaining, and a designated garden area awaits your vegetable cultivation. Seize this turnkey opportunity to enter the world of berry farming, complete with equipment for smooth operation. Enjoy the benefits of an established berry business while combining it with a beautiful living space for the best of both worlds.

Built in 1993

#### **Essential Information**

MLS®#

A2077290

Price \$1,400,000

4

**Bedrooms** 

3.00 Bathrooms

Full Baths 2

Half Baths 1

Square Footage 3,524

Acres 159.00

Year Built 1993

Residential Type Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

## **Community Information**

Address 19132 Twp 825

Subdivision NONE

City Rural Northern Sunrise County

County Northern Sunrise County

Province Alberta Postal Code T8S 1T1

#### **Amenities**

**Parking** Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

**Interior Features** Breakfast Bar, Ceiling Fan(s), Chandelier, Jetted Tub, Kitchen Island,

Open Floorplan, Quartz Counters, Storage, Wired for Sound, Walk-In

Closet(s)

**Appliances** Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer

Forced Air, Natural Gas, In Floor Heating

Cooling None Has Basement Yes

Finished, Full

#### **Exterior**

Basement

Exterior Features Fire Pit, Garden, Outdoor Grill, Outdoor Kitchen, Private Entrance,

Private Yard, Storage

Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Garden, Lawn, Lot Description

Landscaped, Many Trees, Orchard(s), Private, Secluded

Roof Metal

Construction Log

Foundation Poured Concrete

## **Additional Information**

Date Listed August 31st, 2023

Days on Market 778
Zoning AG

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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.