

# \$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
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### **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	8
Zoning	A

## **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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