

# \$315,000 - 22004 Rr 814, Rural Northern Sunrise County

MLS® #A2212967

## \$315,000

3 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 10.80 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Are you looking for a nice little acreage that you can call your own that doesn't need much maintenance and is close to both Peace River and Nampa plus is affordable???? This is quite possibly one of a hand full of properties available in this price range but this one has a full concrete basement, newer windows, siding, shingles - has the water coop but can still uses the dugout so you can water the garden and lawn, large kitchen 5 appliances and just a generally nice feel to the home. Three bedrooms, large living room and kitchen - nice comfortable deck for the summer BBQ. What you have here is a genuinely nice little acreage in a good location at a fantastic price - the sign is up call today!!

Built in 1967

## Essential Information

MLS® #	A2212967
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,178
Acres	10.80
Year Built	1967
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	22004 Rr 814
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H2R0

### Amenities

Parking	Gravel Driveway, Parking Pad
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### Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Pellet Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	130
Zoning	R

### Listing Details

Listing Office

Century 21 Town and Country Realty

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