

\$799,000 - 81457a Range Road 210, Rural Northern Sunrise County

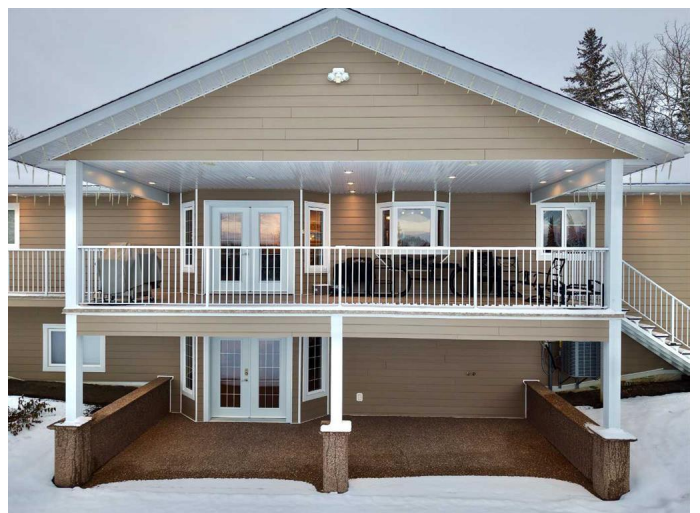
MLS® #A2269556

\$799,000

5 Bedroom, 4.00 Bathroom, 2,202 sqft
Residential on 15.00 Acres

Northern Sunrise County, Rural Northern
Sunrise County, Alberta

Private Riverfront Retreat on 15 Acres – A Custom-Built Masterpiece! Welcome to your own private oasis nestled among the trees and overlooking the tranquil Heart River. This exceptional 15-acre property offers unmatched privacy, peace, and natural beauty – the perfect blend of luxury living and country serenity. Every detail of this custom-built home was carefully designed with quality and comfort in mind. No expense was spared, and only the finest materials were used throughout. With over two fully finished levels, the stunning floorplan features 5 spacious bedrooms and 4 beautifully appointed bathrooms, offering room for family, guests, and flexibility for multi-generational living. Step inside to find rich ash hardwood floors and a warm, inviting atmosphere that instantly feels like home. The custom birch kitchen is a chef’s dream – thoughtfully designed with generous storage, high-end finishes, and ample space to gather and create. Enjoy family meals in the expansive dining room with built-ins or unwind in the cozy living room, where a beautiful fireplace anchors the space and adds to the home’s charm. The primary suite is a private retreat of its own, featuring a luxurious ensuite complete with a large soaker tub – the ideal place to relax after a long day. The fully finished walkout basement expands your living space with abundant natural light, a



second laundry area, and incredible flexibility to accommodate extended family, caregivers, or even a separate living area. Comfort and convenience are at the forefront here, with in-floor heating, air conditioning, and a top-of-the-line heating system ensuring year-round comfort. A large attached garage offers plenty of space for vehicles, hobbies, and storage, while a separate shop site with its own access road to the north provides the perfect setup for those wanting to operate a business from home. Lovingly maintained and immaculately cared for, this property is truly move-in ready – offering the rare combination of craftsmanship, privacy, and versatility that’s hard to find. Don’t miss the opportunity to own this one-of-a-kind property where elegance meets the peace of country living. Schedule your private showing today and experience all that this exceptional home has to offer.

Built in 2010

Essential Information

MLS® #	A2269556
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,202
Acres	15.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	81457a Range Road 210
Subdivision	Northern Sunrise County

City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Subdivided
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	AD

Listing Details

Listing Office	RE/MAX Northern Realty
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