

\$695,000 - 83246 Range Road 211, Rural Northern Sunrise County

MLS® #A2236129

\$695,000

6 Bedroom, 4.00 Bathroom, 2,688 sqft
Single Family on 12.31 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Never Before on the Market – Spacious Acreage Minutes from Peace River Discover the perfect blend of space, privacy, and versatility with this one-of-a-kind 12.3-acre property, on the market for the first time ever. Originally built in 1967 and moved onto a concrete foundation at its current location in 1971, this expansive family home has seen thoughtful updates over the years—including a two-level addition with an attached double garage in 1987 and a full kitchen and bathroom renovation in 2000. Tucked away at the end of a quiet gravel road just minutes from Peace River, this 4-level split home offers an incredible layout across four levels, providing ample room for large families or multi-generational living. With six bedrooms, two full bathrooms, and two half bathrooms, every family member will find their own comfortable space. Ground level: a good-sized sitting room, convenient half bath, and direct access to the attached two-car garage, and a formal living room featuring a beautiful stone fireplace. The next level: Offers an open dining area complete with deck, and a large, renovated kitchen with island—perfect for entertaining. This level also includes a spacious laundry room, full bathroom with jetted soaker tub, and a guest bedroom. Upper level: A generous primary bedroom, two additional bedrooms, and a full



bathroom.Basement: Cozy L-shaped family room with a brick fireplace, two more bedrooms, another half bath, and two utility/storage rooms.Outside, the property offers tremendous extras:â€¢ A 40â€™ x 60â€™ heated shop with a 14â€™ door.â€¢ A 30â€™ x 50â€™ tarp shop with power and RV plug-in, and 14' high door.â€¢ A 7-site mini campground with full hookups (power, water, and sewer) great for family or perhaps a little side business. Mature trees frame the property offering privacy, while open spaces provide plenty of room for kids, pets, or even a hobby farm, and great for truckers too. Whether youâ€™re seeking a peaceful family retreat or a functional home base with space to work and play, this acreage has it all. (id:6289)

Built in 1967

Essential Information

Listing #	A2236129
Price	\$695,000
Bedrooms	6
Bathrooms	4.00
Half Baths	2
Square Footage	2,688
Acres	12.31
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	83246 Range Road 211
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
Province	Alberta
Postal Code	T0H3B0

Amenities

Utilities	Electricity, Natural Gas, Water
Features	Cul-de-sac
Parking	Detached Garage, Gravel, RV
# of Garages	2

Interior

Appliances	Refrigerator, Water purifier, Cooktop - Electric, Dishwasher, Microwave, Compactor, Oven - Built-In, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Valley Realty
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