

\$430,000 - 81068 Range Road 225, Rural Northern Sunrise County

MLS® #A2237657

\$430,000

3 Bedroom, 1.00 Bathroom,
Agriculture on 160.00 Acres

N/A, Rural Northern Sunrise County, Alberta

Great opportunity to own a 1/4 section with multiple uses - 80 +/- acres of land cultivated and the remainder is bush, pasture and homestead. Fantastic setup for horses or cattle with some areas fenced for pasture. The mobile home has had some upgrades with newer shingles and an addition that adds great appeal to the home. With over 1400 sq ft of space you have 3 bedrooms, ample storage areas, small office, nice dining area onto the deck and a great view across the land for miles. There are areas with for fire pit to relax at - this is a great property that has been recently has the water coop installed, the driveway and yard with gravel. For future work you could also clear some of the balance of the land and have some of the most productive farmland available as the area is known for quality farm land. If cattle is your dream then there is a dugout for watering and some existing pasture - the farmland in the area rents for about \$80 and acre so you can have a bit of income from that as well. The sign is up! Call today. The pictures are from before the outbuildings were removed and the house occupied. (id:6289)

Built in 1994

Essential Information

Listing # A2237657



Price	\$430,000
Bedrooms	3
Bathrooms	1.00
Acres	160.00
Year Built	1994
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	81068 Range Road 225
Subdivision	N/A
City	Rural Northern Sunrise County
Province	Alberta
Postal Code	T0H1S0

Amenities

Parking Spaces	8
Parking	Gravel

Interior

Appliances	Washer, Refrigerator, Range, Dryer
Heating	Natural gas Forced air
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Wood

Listing Details

Listing Office	Century 21 Town and Country Realty
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