

# **\$450,000 - 81068 Range Road 225, Rural Northern Sunrise County**

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MLS® #A2191505

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,404 sqft  
Residential on 160.00 Acres

Northern Sunrise County, 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 know 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 by the current owner



Built in 1994

## **Essential Information**

MLS® #	A2191505
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,404
Acres	160.00
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

### **Community Information**

Address	81068 Range Road 225
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T8S1W4

### **Amenities**

Parking Spaces	20
Parking	Gravel Driveway, Parking Pad

### **Interior**

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	January 28th, 2025
Days on Market	163
Zoning	AG

**Listing Details**

Listing Office	Century 21 Town and Country Realty
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