

# \$515,000 - 20465 Highway 688, Rural Northern Sunrise County

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MLS® #A2245099

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,541 sqft  
Residential on 13.48 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

This amazing property has everything you are looking for! This 4 bedroom 3 bathroom home is just off the paved highway sitting on a beautiful 13.48 acres. Coming down the driveway you will notice tons of space for parking campers, trailer and just about anything else you could want. In addition to your large parking area you have a double detached garage and multiple out buildings. The 1541 square foot bungalow has a beautiful covered front porch. Inside you have a good sized mudroom for the kids boots or work gear. Also you will find main floor laundry room and a half bath on that side of the house. Walking in you will find a massive open concept floor plan spanning over a large sunken living room, big dining room and every chefs dream a massive kitchen perfect for entertaining a large group. Down the hall you have 3 good sized bedrooms and a 4 piece bathroom. Downstairs you have a huge rec room or living room, a large storage room with cold storage, a additional bedroom, office and 3 piece bathroom. Outside in your backyard oasis you have tons of space for the kids! close to 5 acres fenced as pasture for horses, a large garden for the green thumb in the family and a dugout as well set up for watering the yard and animals. No, dugout is not the main water source to top it all off this property is on Coop water ! What more can you ask for



in a property call today for viewing!

Built in 1982

### Essential Information

MLS® #	A2245099
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,541
Acres	13.48
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	20465 Highway 688
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H3B0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Oven
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	August 1st, 2025
Zoning	Ag

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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