

# **\$365,000 - 84434 Hwy 688, Rural Northern Sunrise County**

---

MLS® #A2169698

**\$365,000**

6 Bedroom, 2.00 Bathroom, 2,294 sqft  
Residential on 7.68 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Great location for this spacious 6-Bedroom Home on 7.7 Acres in Northern Sunrise County

Discover the perfect blend of space, comfort, and rural charm with this impressive 2 story 6-bedroom, 2-bathroom home situated on a sprawling 7.68 acres in Northern Sunrise County. With 2,294 square feet of space and an additional 400-500 sq ft of finished space in the ICF basement, this property is ideal for families seeking room to grow or those looking for a peaceful retreat from the hustle and bustle of city life.

Step inside and be welcomed by a spacious layout that offers plenty of room for entertaining and relaxation. The home features a large living area, perfect for gatherings, and a functional kitchen with ample storage and counter space. The six bedrooms provide plenty of accommodation for family, guests, or a home office as well the second story has its own entrance making this an income producing portion of the home quite possible. Outside, the property boasts numerous outbuildings, including an older shop that offers endless possibilities for hobbies, storage, or workspace. The basement level offers very usable space with a newer furnace and a new hot water on demand system. The expansive land gives you the freedom to create your own outdoor oasis, whether it be a



garden, recreational space, or simply enjoying the natural surroundings. As well, you have a paved road that takes you to Peace River in about 15-20 mins - Mercer Pulp Mill in about 10 min and the Baytex/CNRL/Obsidian oilfield area about 20-30 min . There is also an older 28 x 24 detached shop and a large cold storage open shed This property has recently been reduced by \$34,000, making it an exceptional value for those looking for a spacious home with room to roam. Enjoy the tranquility of rural living while still being within reach of nearby amenities and attractions. Key Features:6 Bedrooms 2 Bathrooms 2,294 Square Feet 7.68 Acres of Land Older Shop and Numerous Outbuildings This sign is up don't miss out on this incredible opportunity! Schedule your private showing today and explore all the potential this property has to offer.

Built in 1962

### **Essential Information**

MLS® #	A2169698
Price	\$365,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,294
Acres	7.68
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	84434 Hwy 688
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County

County	Northern Sunrise County
Province	Alberta
Postal Code	T8S 1S4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Separate Entrance, Open Floorplan
Appliances	Dishwasher, Refrigerator, Dryer, Range, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Lawn, Treed, Creek/River/Stream/Pond, Many Trees
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	October 1st, 2024
Days on Market	200
Zoning	A

### Listing Details

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.