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

MLS® #A2236129

### \$695,000

6 Bedroom, 4.00 Bathroom, 2,688 sqft Residential on 12.31 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Never Before on the Market â€" 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 yearsâ€"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 islandâ€"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:

• A 40' x 60' heated shop with a 14' door.

• A 30' x 50' tarp shop with power and RV plug-in, and 14' high door. • 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 you're seeking a peaceful family retreat or a functional home base with space to work and play, this acreage has it all.

Built in 1967

#### **Essential Information**

MLS® # A2236129

Price \$695,000

Bedrooms 6

Bathrooms 4.00

Full Baths 2

Full Baths 2
Half Baths 2

Square Footage 2,688 Acres 12.31 Year Built 1967

Type Residential Sub-Type Detached

Style 4 Level Split, Acreage with Residence

Status Active

## **Community Information**

Address 83246 Range Road 211
Subdivision Northern Sunrise County

City Rural Northern Sunrise County

County Northern Sunrise County

Province Alberta
Postal Code T0H 3B0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Water Connected

Parking Double Garage Detached, Gravel Driveway, RV Access/Parking, RV

Garage

# of Garages 5

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub,

Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s)

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator,

Washer/Dryer, Water Purifier, Window Coverings, Trash Compactor

Heating In Floor, Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

# Of Fileplaces 2

Fireplaces Basement, Brick Facing, Living Room, Wood Burning, Stone

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony, Fire Pit, RV Hookup Lot Description Cul-De-Sac, Triangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 123
Zoning Ag

# **Listing Details**

Listing Office Royal LePage Valley Realty

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