

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

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MLS® #A2191386

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,404 sqft  
Agri-Business on 160.00 Acres

NONE, 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.

Built in 1994

## **Essential Information**



MLS® #	A2191386
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,404
Acres	160.00
Year Built	1994
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	81068 Range Road 225
Subdivision	NONE
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 1S0

### **Amenities**

Parking Spaces	8
Parking	Gravel Driveway

### **Interior**

Heating	Forced Air, Natural Gas
Basement	None

### **Exterior**

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	102
Zoning	A

### **Listing Details**

Listing Office

Century 21 Town and Country Realty

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