

83246 Range Road 211  
 Rural Northern Sunrise County, Alberta

MLS # A2236129



**\$650,000**

<b>Division:</b>	Northern Sunrise County	
<b>Type:</b>	Residential/House	
<b>Style:</b>	4 Level Split, Acreage with Residence	
<b>Size:</b>	2,688 sq.ft.	<b>Age:</b> 1967 (59 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, RV Access/Parking, RV Garage	
<b>Lot Size:</b>	12.31 Acres	
<b>Lot Feat:</b>	Cul-De-Sac, Triangular Lot	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	14-83-21-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b> Pump(s)	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Sump		
<b>Inclusions:</b>	All out buildings, including sheds, atco trailers, tarp shop.		

Never Before on the Market — 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 years—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 island—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.