

84534 Range Road 212  
Rural Northern Sunrise County, Alberta

MLS # A2278493



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Lands		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-84-21-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot tub, window blinds, back entry bench and cubbies, shed, greenhouse, 4 TV mounts

Welcome to your luxurious acreage retreat just minutes northeast of Peace River. This exceptional 2014 custom-built home is a rare offering, perfectly set on 9.98 acres of thoughtfully designed land bordered by breathtaking forest and surrounded by thousands of acres of pristine Crown land. Nature lovers and outdoor enthusiasts will appreciate the direct access to the stunning Peace River Valley and the unmatched privacy this setting provides. With nearly 2,100 sq ft of beautifully designed living space, plus a fully finished walkout basement, no detail has been overlooked in this impressive home. The heart of the home is the bright, open-concept kitchen, dining, and living area—ideal for everyday living and entertaining. The spacious kitchen features an abundance of cabinetry, a large island with eat-up bar, walk-in pantry, quartz and butcher block countertops, and tile backsplash. The oversized living room showcases vaulted ceilings that enhance the sense of space and light, while the adjacent dining area offers easy access to the back deck and BBQ area through patio doors. The main floor is anchored by a private and spacious primary suite that truly feels like a retreat, complete with a walk-in closet and a magazine-worthy ensuite featuring double sinks, a soaker tub, and a tiled shower. On the rest of the main level you will find two more generously sized bedrooms, a full bathroom, and a convenient laundry area with ample space for folding and storage. The fully developed walkout basement adds exceptional versatility and plenty of natural light, offering a large recreation room with wet bar, a full bathroom, and two additional large bedrooms—perfect for guests, family, or entertaining. There is also storage and a convenient office/computer nook. Additional highlights include a 21x24 attached heated garage with room for vehicles, storage, or a

workshop. The beautifully landscaped yard features a greenhouse and storage shed, while the back deck provides shade over the lower patio and a private hot tub area&mdash;an ideal spot to relax and unwind. The remainder of the property is treed and private, with a site already prepared for a future shop and even a dirt bike track, making it a dream for kids or riding enthusiasts. Experience the perfect blend of luxury, privacy, and outdoor adventure&mdash;this remarkable acreage truly offers it all.