



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



Main Photo

Property Description

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.

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