



**85211 Range Road 203 , Rural Northern Sunrise County, Alberta -
\$689,900**



Main Photo

Property Description

Room to Roam, Space to Grow – Full Quarter Section with a Spacious 6-Bedroom Home and Massive Shop! If you've been searching for a large home on a full quarter section of land, close to town but with all the peace and privacy of country living — this is the one you've been waiting for! This impressive property offers over 2,100 sq. ft. of living space, featuring 6 bedrooms, 4 full bathrooms, and a heated double attached garage, all nestled on 160 acres of beautifully varied and landscaped land. Whether you're raising a family, running a business, or looking to start a hobby farm, this versatile property is packed with potential! The main floor offers a spacious layout with an eat-in kitchen, formal dining room, cozy living



room, full bathroom, and a generous office that could easily serve as a 7th bedroom. Upstairs, you'll find three more bedrooms including the spacious primary suite with its own, private ensuite and large walk-in closet, a convenient second kitchenette, and another full bathroom — ideal for extended family or guests. The fully finished basement features three additional bedrooms, a third full bathroom, a large living area, laundry space, and yet another kitchenette — providing great potential for multi-generational living or whatever else you might think of. Outdoor space is great as well with a wrap around deck, gardens, almost an acre of fenced in space for pets and a private fire pit area. The home is connected to the water co-op and features a highly efficient outdoor wood boiler, which ties into both furnaces to keep the entire home warm in the colder months. Recent updates include some newer windows and roofing shingles, offering peace of mind for years to come. For those needing serious workspace, the 25' x 75' insulated and heated shop is a dream! Heated with either an overhead natural gas furnace or in-floor heat via the wood boiler, and featuring 14' roll-up doors at both ends, it's perfect for truckers, mechanics, or storing all your toys and tools. The land itself is set up and ready to go, with multiple fenced paddocks (some with power), approximately 45 acres of treed pasture, large open pastureland, and about 85 acres of productive hay. Whether you want to run cattle, keep horses, or simply enjoy wide-open space, this property offers endless possibilities. There's even highway frontage and a second serviced approach that could be used as an additional building site! Enjoy the serenity of rural life with the convenience of being just a short drive from town. Whether you're a growing family, a contractor, a farmer, or someone who simply craves space and freedom, this property truly checks all the boxes. Big home. Big land. Big opportunity. Come see what country living can be!

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