

**83510 Fairgrounds Road
Rural Northern Sunrise County, Alberta**

MLS # A2157854



\$560,000

Division:	Northern Sunrise County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,432 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage		
Lot Size:	32.53 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Lawn, Private		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	Co-operative
Floors:	Laminate	Sewer:	Open Discharge, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: Sheds

Not many acreages show up with this much land and this close to Peace River giving you all the appeal of acreage living only 10 minutes from Peace River - situated in Sunrise County it gives easy access to the Town of Peace River and close to any of the oilfield sites plus lots of options in between regardless of where you work!! The house is 1432 sq ft with 5 bedrooms - 3 bathrooms and a full basement. The home is only 12 +/- years old and with the extra features added to the construction with extra insulation and and ICF foundation you are sure to be satisfied with this home. Located on Fairgrounds Road, a dead end road the gives you ample privacy and seclusion on the 32+ acre parcel, zoned agricultural and with 1 km of walking trails around the land and through the trees - great for the kids and to just relax with nature. The home has HE forced air furnace, in floor heat in the basement, air exchange unit, water coop and an abundance of outbuildings. Additionally there is an attached 32 X 26 heated garage with 12' +/- vaulted ceiling. Think of all the things you can do with 32 acres that you can't do in town!! This acreage is the reason people move to the country and have a lifestyle more relaxing with opportunity to unwind after work. The sign is up!! Call today!!