

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

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MLS® #A2236129

**\$695,000**

6 Bedroom, 4.00 Bathroom, 2,688 sqft  
Residential on 12.31 Acres

Northern Sunrise County, Rural Northern  
Sunrise County, Alberta

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.

Built in 1967

**Essential Information**

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2236129                              |
| Price          | \$695,000                             |
| Bedrooms       | 6                                     |
| Bathrooms      | 4.00                                  |
| Full Baths     | 2                                     |
| Half Baths     | 2                                     |
| Square Footage | 2,688                                 |
| Acres          | 12.31                                 |
| Year Built     | 1967                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 4 Level Split, Acreage with Residence |

Status Active

### Community Information

Address 83246 Range Road 211  
Subdivision Northern Sunrise County  
City Rural Northern Sunrise County  
County Northern Sunrise County  
Province Alberta  
Postal Code T0H 3B0

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected  
Parking Double Garage Detached, Gravel Driveway, RV Access/Parking, RV Garage  
# of Garages 5

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s)  
Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings, Trash Compactor  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Brick Facing, Living Room, Wood Burning, Stone  
Has Basement Yes  
Basement Finished, Partial

### Exterior

Exterior Features Balcony, Fire Pit, RV Hookup  
Lot Description Cul-De-Sac, Triangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 2nd, 2025  
Days on Market 43  
Zoning Ag

**Listing Details**

Listing Office                  Royal LePage Valley Realty

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