

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

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 52
Zoning Ag

Listing Details

Listing Office Royal LePage Valley Realty

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