

# \$499,000 - 20330 Township Road 814, Rural Northern Sunrise County

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MLS® #A2193491

**\$499,000**

3 Bedroom, 3.00 Bathroom, 2,628 sqft  
Residential on 9.98 Acres

NONE, Rural Northern Sunrise County, Alberta

Welcome to this breathtaking private acreage, an idyllic retreat that offers both seclusion and modern amenities. Nestled in the trees at the end of a dead end road and sitting up over the Heart River Golf Course, this remarkable property features a spacious and unique character home that blends warm charm with all of the room any family could need. The grand home spans just over 2,600 square feet and showcases timeless design and the warmth and character of lots of natural wood. Featuring three oversized bedrooms and 2.5 bathrooms, this home provides ample space for both family life and entertaining. The secondary bedrooms are huge and the primary suite is also spacious and features great views out over the acreage, a walk-in closet and private ensuite with soaker tub along with access to the back deck. High ceilings and large windows bathe the home in natural light, creating bright and inviting spaces. The spacious living room, dining room and kitchen are designed both for intimate gatherings and large scale entertaining. With plenty of space in the kitchen to prepare the family meal, to the large dining room with space for the whole family to gather round to the large living room with cozy fireplace to snuggle up to, this home was designed for togetherness. The acreage also offers unparalleled outdoor living opportunities. The large yard and deck provide



a tranquil space to enjoy nature and the natural landscapes along the Heart River, which this property borders providing opportunities for outdoor activities like exploring or bird and animal watching. Privacy and tranquility yet only a short drive from Peace River and even closer to Nampa. This private piece of paradise is available but don't delay and let this opportunity slip through your fingers. Call today!

Built in 1987

### Essential Information

MLS® #	A2193491
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,628
Acres	9.98
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	20330 Township Road 814
Subdivision	NONE
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

### Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Views, On Golf Course, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Perimeter Wall

## Additional Information

Date Listed	February 11th, 2025
Days on Market	30
Zoning	A

## Listing Details

Listing Office	RE/MAX Northern Realty
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