

# \$225,000 - 22004 Township Road 821, Marie Reine

MLS® #A2169605

**\$225,000**

4 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.99 Acres

NONE, Marie Reine, Alberta

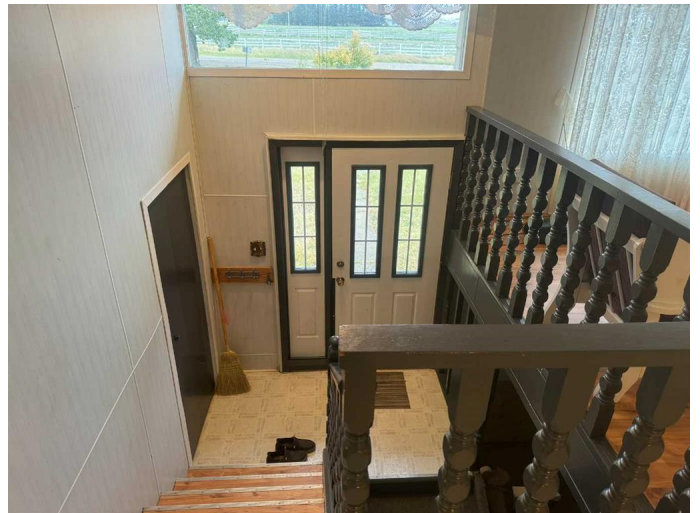
This Bilevel Home in Marie Reine is Perfect for Family Living! Nestled in the peaceful town of Marie Reine, just a quick 20-minute drive from Peace River, this bilevel home offers a comfortable and serene lifestyle. Built in 1978, this 1,100 sq. ft. property is in need of some upgrades but will be ideal for families or those seeking a quiet retreat while staying close to nearby amenities. With three bedrooms on the upper level and an additional bedroom downstairs, this home offers flexibility for growing families, guests, or a home office. The two full bathrooms—one on each level—provide convenience, while the additional half bath ensuite ensures that every need is met. Enjoy an abundance of natural light that flows through the upper living spaces, and take advantage of the partially finished basement, which could be customized into a recreational area, home gym, or extra storage. Located in a quiet, welcoming community with plenty of outdoor space, this home blends small-town charm with proximity to Peace River for shopping, dining, and entertainment. Text or call today to schedule your viewing.

Built in 1978

## Essential Information

MLS® # A2169605

Price \$225,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,102
Acres	0.99
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	22004 Township Road 821
Subdivision	NONE
City	Marie Reine
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2N1

### **Amenities**

Parking Spaces	4
Parking	Gravel Driveway, Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Front Yard, Lawn, Irregular Lot, Landscaped, Level, Triangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Wood

### **Additional Information**

Date Listed	October 2nd, 2024
Days on Market	207
Zoning	RS

## **Listing Details**

Listing Office	Royal LePage Valley Realty
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