

\$349,000 - 22006 Township Road 820, Rural Northern Sunrise County

MLS® #A2166081

\$349,000

4 Bedroom, 2.00 Bathroom, 1,672 sqft
Residential on 20.00 Acres

NONE, Rural Northern Sunrise County,
Alberta

20 quiet acres on the outskirts of Marie Reine; just packed full of opportunity. Currently being run as an air B&B & small horse ranch. This could be the perfect opportunity for a retired couple looking for residual income. The landscaping is full of interesting eye catching corners, all designed to compliment the B&B & ranch theme. There is a cozy little 3 season guest cabin In addition to 3 bedrooms in the house to be used for guests. This acreage is "hobby farm ready", offering perimeter electric fencing with cross fencing, some pasture, two dugouts and a shelter barn with stalls & bale storage for your horses. This 4 bedroom/2 bathroom home would be ideal for any growing family wanting an affordable acreage to raise the kids. Located just off of HWY 744, school bus pick-up is a breeze. Its hard to find an acreage serviced with municipal water and sewer, just a 20 minute highway drive to Peace River. Please take a minute to view the attached video. It would be a pleasure for your Realtor to show you this fun and versatile acreage.

Built in 2021

Essential Information

MLS® #	A2166081
Price	\$349,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	20.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	22006 Township Road 820
Subdivision	NONE
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H2N1

Amenities

Parking	Parking Pad
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Central Air Conditioner, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Pasture, Private, Fruit Trees/Shrub(s), Many Trees, Subdivided, Treed
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed September 17th, 2024

Days on Market 199

Zoning RS

Listing Details

Listing Office Royal LePage Valley Realty



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