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

MLS® #A2227797

## \$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 bathroomsâ€"one on each levelâ€"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.



## **Essential Information**

MLS® # A2227797
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, Irregular Lot, Landscaped, Lawn, Level,

Triangular Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 152 Zoning RS

# **Listing Details**

Listing Office Royal LePage Valley Realty

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