

# \$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

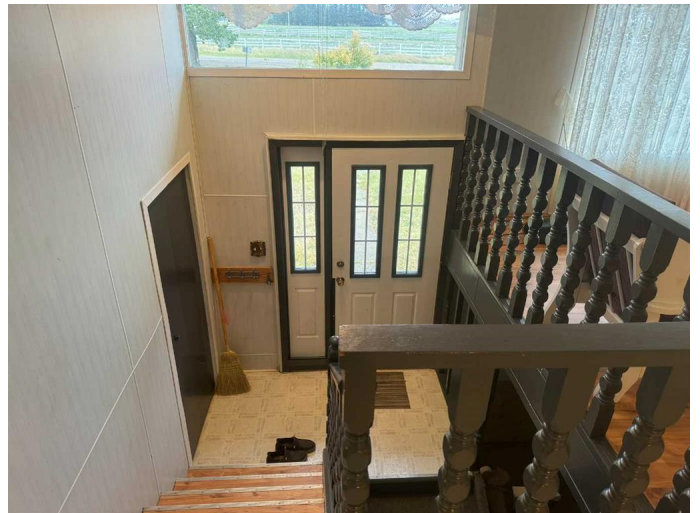
This Bilevel Home in Marie Reine is Perfect for Family Living! Nestled in the peaceful town of Marie Reine, just a quick 20-minute drive from Peace River, this bilevel home offers a comfortable and serene lifestyle. Built in 1978, this 1,100 sq. ft. property is in need of some upgrades but will be ideal 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 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® # 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 | 77             |
| Zoning         | RS             |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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