

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

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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 198

Zoning RS

### **Listing Details**

Listing Office Royal LePage Valley Realty



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