



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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22006 Township Road 820
Rural Northern Sunrise County, Alberta

MLS # A2166081

\$349,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,672 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	20.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees, Pasture, Private, Subdivided,		

Heating:	Forced Air, Natural Gas	Water:	Dugout, Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	1-82-22-W5
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

Inclusions: Furniture Negotiable

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. It would be a pleasure for your Realtor to show you this fun and versatile acreage.