



GRASSROOTS
REALTY GROUP

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81574 Highway 744
Marie Reine, Alberta

MLS # A2332380



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,153 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	4.50 Acres		
Lot Feat:	Landscaped, Lawn, Level, Pasture, Private		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Agricultural District

Utilities: -

Inclusions: Butcher shed/shop

Affordable Country Living with Town-Style Convenience! If you've been dreaming of a little more space, peace and privacy without giving up the conveniences that make everyday life easier, this 4.5-acre country property in the friendly, low-tax community of Marie Reine deserves a closer look. With pavement all the way from Peace River, this is an acreage that offers the best of both worlds—room to breathe, a quiet rural setting, and an easy commute to town. One of the standout features is the connection to community water and sewer, taking away some of the added responsibilities and maintenance that can come with acreage ownership. It's a wonderful advantage for anyone who wants the space and freedom of country living without all the extra hassle. The 1,153 sq. ft. bungalow has seen numerous renovations and upgrades and is ready to welcome its next owners. Fresh flooring and paint throughout give the home a clean, bright and inviting feel, while the practical layout offers plenty of room for family and guests. The main floor features two generous bedrooms, a full bathroom, a bright kitchen and a comfortable living room filled with natural light. Step outside onto the partially covered front deck, a great spot to enjoy your morning coffee, relax in the evening or simply take in the peaceful surroundings. The finished basement adds even more useful living space, including two additional bedrooms and plenty of room for recreation, hobbies, storage or family gatherings. There is also space available to add a second bathroom downstairs, providing an opportunity to customize the home to suit your needs. Outside, the 4.5-acre property gives you plenty of room to enjoy the freedom that comes with acreage living. Whether you envision gardens, outdoor recreation, pets, a few hobby projects or simply having space around

you, there is room to make it your own. The impressive 31' x 25' workshop is another major bonus, offering an abundance of possibilities for the hobbyist, handyman, entrepreneur or anyone who needs extra workspace and storage. Located in Marie Reine, you'll enjoy a welcoming small-community atmosphere, lower property taxes and the peace and quiet of country living, all while being just a short drive from Peace River. With pavement the entire way, getting into town for work, shopping, school or services is convenient and straightforward. Affordable, spacious and full of potential, this is an excellent opportunity to enjoy acreage living without sacrificing convenience. Come see why there is so much to love about this well-priced property!