

# \$99,000 - 82032 Highway 744, Marie Reine

MLS® #A2091190

**\$99,000**

1 Bedroom, 1.00 Bathroom, 2,812 sqft

Residential on 2.96 Acres

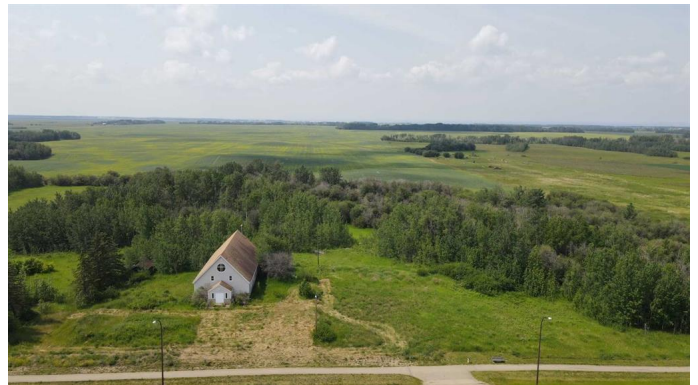
Northern Sunrise County, Marie Reine, Alberta

This property has just had the zoning changed to residential use - now easier than ever to create the home of your dreams on this property. Eye of the beholder - that is what is needed here!!! Opportunity presents itself for those who grab it and here is an opportunity. Church building is one floor of 2800+ sq ft with a small loft about 10 X 35 also couple of small rooms about 3 X 3 that would make excellent storage areas. One larger enclosed area about 10 X 10 and a 1/2 bathroom. Huge front entrance for all you seasonal items PLUS almost 3 acres of land. Shingles and siding about 15 years old - newer furnace - one big floor area where the pews were and 8" walls so solid construction. The land also offers a great area for a home and the building can be a shop, studio for arts/music or maybe it can be turned into a dance studio - lots of room for many endeavors. The acreage is fully serviced with gas, power, municipal water and sewer . If you have an eye for the unique and the ability to look and see all the possibilities then you should maybe walk through this one!! The sign is up...call today and take a look

Built in 1955

## Essential Information

|          |          |
|----------|----------|
| MLS® #   | A2091190 |
| Price    | \$99,000 |
| Bedrooms | 1        |



|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 2,812                            |
| Acres          | 2.96                             |
| Year Built     | 1955                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 82032 Highway 744       |
| Subdivision | Northern Sunrise County |
| City        | Marie Reine             |
| County      | Northern Sunrise County |
| Province    | Alberta                 |
| Postal Code | T8S 1S4                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available |
| Parking Spaces | 25                                           |
| Parking        | Gravel Driveway, RV Access/Parking           |

### Interior

|                   |               |
|-------------------|---------------|
| Interior Features | High Ceilings |
| Appliances        | None          |
| Heating           | Forced Air    |
| Cooling           | None          |
| Basement          | None          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 1st, 2023 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 537 |
| Zoning         | HP  |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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