

# \$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
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Days on Market 545

Zoning HP

## **Listing Details**

Listing Office Century 21 Town and Country Realty

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