

# \$474,999 - 82012 Highway 744, Marie Reine

MLS® #A2235072

**\$474,999**

5 Bedroom, 4.00 Bathroom, 2,547 sqft

Residential on 15.20 Acres

Northern Sunrise County, Marie Reine, Alberta

Private Acreage Paradise in Marie Reine – 15.2 Acres of Peaceful Living! Tucked away behind a gentle hill and surrounded by a lush grove of trees, this quiet and private acreage in the Hamlet of Marie Reine offers the perfect blend of space, seclusion, and serenity. Set on 15.2 beautifully landscaped acres, this property truly feels like your own hidden oasis from the moment you turn onto the driveway. With over 2,500 sq. ft. of living space across two levels plus a fully finished basement, this expansive home is ideal for a large or growing family. The main floor welcomes you with a functional layout featuring a new kitchen and eating area, cozy living room, convenient half bath, spacious laundry room, and a dedicated office. Upstairs, you’ll find four generously sized bedrooms and a full bathroom, plus an impressive primary suite. This massive retreat includes a walk-in closet, ensuite bath, and a west-facing balcony that offers peaceful, panoramic views – perfect for unwinding at the end of the day. Rich, warm hardwood floors bring elegance to the upper levels, while the finished basement provides even more space to spread out. It includes a large family room with direct garage access, a versatile bonus room ideal for a home office or craft space, a bathroom, and a dedicated hot tub room for year-round relaxation. The heated, attached two-car garage is paired with an expansive concrete parking pad, providing plenty of space for vehicles, trailers, or recreational toys. Outside, you’ll fall in love



with the beautiful and private grounds. Towering trees offer year-round privacy, and there's a garden spot near the dugout to grow your own produce. To the west, wide open fields stretch out, adding to the peaceful, open feel of the land. With the added convenience of water co-op service and unbeatable privacy, this unique acreage offers space, comfort, and potential in one incredible package. Don't miss your chance to make it your own!

Built in 1980

### Essential Information

MLS® #	A2235072
Price	\$474,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,547
Acres	15.20
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	82012 Highway 744
Subdivision	Northern Sunrise County
City	Marie Reine
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

### Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	14
Zoning	RS - Rural Settlement Dis

## Listing Details

Listing Office	RE/MAX Northern Realty
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