

# \$199,000 - 22174 Township Road 810, Rural Northern Sunrise County

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MLS® #A2253667

**\$199,000**

3 Bedroom, 1.00 Bathroom, 1,062 sqft  
Residential on 12.01 Acres

Northern Sunrise County, Rural Northern Sunrise County, Alberta

Looking for a peaceful country escape? This 12.01 acre acreage is located near Marie Reine has plenty of space with fencing ready to keep a few animals making it an excellent choice for horse enthusiasts and hobby farmers. The manufactured home is complete with covered deck, and a spacious addition, complete with a wood burning stove. durable tin roof, many newer windows, and a updated hot water tank (2023). A practical and functional crawl space below the addition offers useful cold storage. The home has a comfortable layout with plenty of storage. It's not often acreages come on the market under \$200,000, this one is worth a closer look! More photos, 360 tour and floor plans coming soon!



Built in 1985

## Essential Information

MLS® #	A2253667
Price	\$199,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,062
Acres	12.01
Year Built	1985
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	22174 Township Road 810
Subdivision	Northern Sunrise County
City	Rural Northern Sunrise County
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

### Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, See Remarks, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Entrance, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Other
Lot Description	Lawn, Pasture
Roof	Metal
Construction	Metal Siding, Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	Ag

# Listing Details

Listing Office                      RE/MAX Northern Realty

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