



**22249A TWP RD 704**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2291832**



**\$949,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, See Remarks		

<b>Heating:</b>	Boiler, Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), See Remarks, Vinyl Siding	<b>Zoning:</b>	Agricultural One
<b>Foundation:</b>	ICF Block, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, GDO and remotes.		

After years of building a life and business here, the time has come for these empty nesters to downsize. They are offering their beautiful home with almost 3,800 sq ft of developed living space offering 7 bedrooms, 3 bathrooms, 2 laundry rooms, and a massive 1,280 sq ft garage, along with the orchard, greenhouse, gardens, and commercial building for sale. The distillery business is not included. This is more than just a home. It is a rare lifestyle and business opportunity with the space and infrastructure to bring a dream to life. The property includes an established orchard with mature fruit trees, thousands of fruit bushes and strawberry plants, raised garden beds, greenhouse space, and a commercial building that was previously operated as a pie shop and homemade ice cream destination. For the right buyer, the potential here is exceptional. Whether you envision a preserves or fruit processing business, a bakery or pie shop, a cidery or winery, a farm to table venture, agritourism, or simply an incredible family homestead with room to grow, the possibilities are extensive. Properties like this rarely come available. This is an opportunity to step into a unique home, a beautiful setting, and a property with real lifestyle and income potential all in one. A true once in a lifetime opportunity for the right person. Book your showing today, and lock in this opportunity!