



22450 Hwy 43 SideRoad
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2306105



\$1,199,999

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	4,746 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	148.96 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	20-70-22-W5
Exterior:	Other	Zoning:	A-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	See Remarks		

Inclusions: 2 Refrigerators, Wifi system that extends to yard and inside the workshop. All other furniture is negotiable.

Discover the ultimate multi-generational farmstead or business venture with this expansive 148-acre property, perfectly positioned along Highway 43 just one mile west of the Town of Valleyview. The residence is a versatile 1,808 sq.ft. home featuring three bedrooms, three bathrooms, and a heated double-car garage. The home is complemented by a private three-bedroom second-floor suite and a massive 1,836 sq. ft. recreation room—ideal for entertaining, sport, play or a home-based studio. Horse enthusiasts will also find their sanctuary here, with 35 acres of dedicated pasture, 104 cleared acres, a 4 stall horse barn, and established paddocks, outdoor riding area with roping box and return alley. This functional property was developed with productivity in mind, boasting a 40' x 48' heated, steel frame workshop, some storage sheds and sea-can storage. There is also a neighbouring 1.12-acre parcel featuring a charming 964 sq. ft. two-bedroom home, perfect for rental income or as a worker's residence, available. With its prime highway frontage and extensive already developed infrastructure, the possibilities for this rare find are truly endless. The suite is currently being painted, mostly new flooring being installed. some new fixtures and new Fridge and Stove.

Seller is a licensed Real Estate Broker