



71004 Range Road 202
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2307830



\$489,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,288 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	6.72 Acres		
Lot Feat:	Corners Marked, Creek/River/Stream/Pond, Garden, Private, Subdivided, Tre		

Heating:	High Efficiency, Natural Gas	Water:	Cistern, Dugout
Floors:	Hardwood, Laminate	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	3-71-20-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Exceptional acreage located just 11 miles NE of Valleyview and only 6 miles from Snipe Lake boat launch. This versatile property offers an ideal blend of peaceful country living and exciting income-generating potential. The land has been thoughtfully cleared with potential campground sites tucked among the trees - perfect for future campground development or recreational use. A small, solid barn (dirt floor) and three storage sheds provide excellent options for hobby farming or additional storage. The layout and infrastructure also present strong potential for a home-based business such as a dog boarding kennel (subject to municipal approval). A standout feature is the impressive 32x60 shop, fully equipped for a variety of uses. Currently set up with hunting in mind, it includes cold storage capability, smokehouse setup, hot and cold water, commercial sink, overhead pulley system, and extensive drainage for easy clean up. The shop also offers dual-zone heating, 220 power, and wiring suitable for commercial-grade equipment. An existing area within the shop provides potential for additional living space, complete with kitchen, bathroom, bedroom and living/dining space. The property is serviced with underground power, a 3000 gallon cistern (water available nearby), and a dugout stocked with some trout. Garden boxes are already in place for those looking to grow their own food. The home offers comfortable single-level living with spacious rooms and peaceful views of the surrounding landscape - perfect for families seeking privacy and room to grow. Endless possibilities await with this unique acreage - live, work, and invest all in one property.