



72338 224 Range
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2314201



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,796 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	17.00 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	20-72-22-W5
Exterior:	Wood Frame	Zoning:	A1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar		

Inclusions: n/a

Looking for peace, privacy, and room to breathe this summer? Welcome to your own slice of country paradise just 20 minutes north of Valleyview. Nestled on 17 beautiful acres, this updated ranch-style property offers the perfect blend of comfort, functionality, and outdoor living. Whether you've been dreaming of raising a few animals, growing a large garden, or simply enjoying quiet evenings around the fire pit under the stars, this property delivers the lifestyle so many are searching for. With approximately 12 acres of pasture and another 5 acres featuring mature trees, lawn space, gardens, and trails winding through the forest toward views of a neighbouring creek, there's no shortage of ways to enjoy the outdoors. The spacious home is thoughtfully designed for easy all main-floor living. Inside you'll find 4 generous bedrooms including a large primary suite complete with dual closets and a private ensuite, plus 2 additional bathrooms, 2 separate living room areas, and a spacious kitchen with adjoining dining area that's perfect for family gatherings or entertaining guests. Numerous updates throughout the home add comfort and peace of mind, while the attached garage and covered rear deck make day-to-day country living even more enjoyable. Outside, the property is fully set up for hobby farming, storage, or projects with a 20x30 detached garage/shop plus additional shelters currently used as a barn and chicken house. Spend your summer evenings exploring the trails, hosting bonfires with friends, or enjoying the quiet sounds of nature from your covered deck. For outdoor enthusiasts, this location is hard to beat — situated just minutes from crown land offering exceptional access for hunting, quadding, hiking, and year-round recreation. Plus, Valleyview provides convenient amenities including schools, shopping, restaurants, medical services, parks,

and access to the beautiful Peace River region, crown land and surrounding wilderness areas. This is more than just a property — it’s the opportunity to enjoy the country lifestyle you’ve been waiting for.