



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25128 HWY 43
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2318637



\$779,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Gravel Driveway, Oversized, Parking Pad		
Lot Size:	41.25 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landsc		

Heating:	Forced Air	Water:	Dugout
Floors:	Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	26-70-25-W5
Exterior:	Vinyl Siding	Zoning:	A-1
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

A Trucker's Dream Acreage – 41.25 Acres with a Massive Heated Shop and Easy Highway Access! Just off the highway and set on 41.25 acres, this incredible property is perfectly suited for truckers, owner-operators, contractors, or anyone needing space for large equipment and vehicles. The yard features a packed gravel surface with plenty of room for parking, maneuvering, and turning around large trucks and trailers with ease. The stunning 1,672 sq. ft. home welcomes you with a bright and spacious living room featuring vaulted ceilings, a large front window, a cozy gas fireplace, and an inviting open-concept layout. The kitchen offers an abundance of cream-coloured cabinetry, a large island perfect for meal prep or gathering, and a convenient pantry. Just off the kitchen, the dining area is highlighted by a beautiful chandelier and patio doors leading to the massive deck. The private primary bedroom is thoughtfully located on one end of the home and features plenty of natural light along with a spacious 4-piece ensuite complete with a large vanity and ample storage. Two additional bedrooms and another 4-piece bathroom are located on the opposite end of the home, providing excellent separation and privacy. Outside, enjoy the expansive deck with plenty of space to relax, entertain, or simply take in the peaceful views of the acreage. The property is partially fenced and offers quad and horse trails for outdoor enthusiasts. The true showstopper is the impressive 50' x 80' heated and fully finished shop featuring 2-18-foot overhead doors, a mezzanine and laundry facilities, this space is ideal for servicing trucks, storing equipment, running a business, or housing all your recreational toys. This property offers the perfect combination of functionality and country living. Whether you're a trucker looking for the ultimate home base, a business owner needing

room to operate, or simply someone who appreciates wide-open spaces, this property checks all the boxes. Properties like this don't come along often—call your REALTOR® today to book your private showing! FULL DISCLOSURE ~ Pictures don't do this place justice!