



GRASSROOTS
REALTY GROUP

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70280 Highway 747
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2328074



\$240,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,024 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	9.88 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Private		

Heating:	Floor Furnace, Propane, Wood, Wood Stove	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	13-70-20-W5
Exterior:	Vinyl Siding	Zoning:	A-1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Shed(s), covered carport, Propane PIGS, Generator, 100 lb Propane tank, Full solar setup

Your off-grid escape awaits on this private 9.88-acre acreage located just 25 km east of Valleyview on pavement, offering the perfect balance of comfort, self-sufficiency, and outdoor adventure. Whether you're looking for a peaceful full-time residence, a weekend getaway, or the ultimate hunting and recreational property, this one is ready to enjoy. Surrounded by approximately 7.5 acres of standing timber with two small dugouts, established walking and quadding trails, and an abundance of wildlife, you'll appreciate the privacy and endless opportunities to explore right from your own land. Homesteaders will love the large fenced garden, while the tarp shop and two garden sheds provide excellent space for tools, equipment, and recreational gear. The property is powered by a 2.4 kW solar system with lithium batteries, supported by a backup generator for added peace of mind and those "less sunny" months. The mobile home is set on concrete footings and offers two bedrooms, one bathroom, a spacious addition complete with both propane and wood heat, plus a cold room that could easily serve as a third bedroom. Two covered decks provide the perfect place to relax and take in the surrounding landscape, while two certified propane pigs, on-demand hot water, a 120-gallon cistern with pumps, and a septic holding tank complete this well-equipped property. There is also power and gas access right at the edge of the property, so if the off-grid living isn't your thing, you can easily convert the home back to standard utilities! If you've been searching for the freedom of country living with room to hunt, garden, explore, and truly unplug, this unique acreage is one you won't want to miss. Contact your favourite real estate professional today to come take a look!

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