



**GRASSROOTS**  
REALTY GROUP

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22077 TWP RD 710  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2335888



**\$479,000**

|           |                                                 |        |                   |
|-----------|-------------------------------------------------|--------|-------------------|
| Division: | NONE                                            |        |                   |
| Type:     | Residential/Manufactured House                  |        |                   |
| Style:    | Acreage with Residence, Mobile Home-Single Wide |        |                   |
| Size:     | 1,152 sq.ft.                                    | Age:   | 1990 (36 yrs old) |
| Beds:     | 3                                               | Baths: | 2                 |
| Garage:   | Double Garage Detached                          |        |                   |
| Lot Size: | 2.99 Acres                                      |        |                   |
| Lot Feat: | Landscaped, Private                             |        |                   |

|             |                         |            |               |
|-------------|-------------------------|------------|---------------|
| Heating:    | Forced Air, Natural Gas | Water:     | Well          |
| Floors:     | Laminate, Linoleum      | Sewer:     | Septic System |
| Roof:       | Asphalt Shingle         | Condo Fee: | -             |
| Basement:   | None                    | LLD:       | 36-70-22-W5   |
| Exterior:   | Vinyl Siding            | Zoning:    | CR-1          |
| Foundation: | Block                   | Utilities: | -             |
| Features:   | See Remarks             |            |               |

Inclusions: N/A

Exceptional value awaits on this 2.99-acre acreage located just minutes from Valleyview and less than 2 miles from the highway! You could not build these structures for the price of the entire property. The crown jewel is a massive 40x80 shop featuring in-floor heat, solar panels, a kitchen, a bathroom with a shower, an upper mezzanine for office space, and an attached north-end boiler/compressor room. In addition to the shop, the property includes a large 34x36 heated garage and a mobile home. Looking to upgrade down the road? Permanent pilings are already installed and waiting for a brand-new home. Call your favorite Realtor for a tour of this property today!