



GRASSROOTS
REALTY GROUP

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72167 Hwy 49
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2347047



\$135,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,105 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-72-21-W5
Exterior:	Vinyl Siding	Zoning:	A-1
Foundation:	Other	Utilities:	-
Features:	Storage		

Inclusions: NA

Looking for a place to put down roots and create your own little homestead? Set on approximately 10 acres near Valleyview, this rural property offers plenty of space, privacy and potential for someone ready to roll up their sleeves and bring new life to it. Surrounded by open countryside, mature trees and expansive Alberta skies, the property already has many of the pieces in place for a future hobby farm, homestead or country retreat. Existing outbuildings, livestock shelters, fenced and cross-fenced areas and open pasture provide a great starting point for animals, gardens and all the projects that come with country living. The existing residence is not currently considered move-in ready and will require significant improvements to become comfortably habitable, but offers an opportunity to renovate, reimagine or explore your options for the site. Valuable existing services include power, natural gas, well water and sewer, giving you a head start when bringing your vision to life. There is work to be done here—but there is also 10 acres of opportunity. Clean it up, restore it, make it yours and watch this charming rural property shine again. If you've been dreaming about more land, fewer neighbours, room for animals and the chance to build a simpler country lifestyle near Valleyview, this could be the place to start.