



GRASSROOTS
REALTY GROUP

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22268 Township Road 691
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2350164



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,391 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
Lot Size:	33.29 Acres		
Lot Feat:	Front Yard, Landscaped, Pasture, Treed		

Heating:	Combination, Forced Air, Natural Gas, Wood	Water:	Cistern, Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Pump, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-69-22-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	A-1
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Storage		

Inclusions: Guest cabin range and refrigerator.

Discover this 33.29-acre country oasis; offering incredible utility, recreational appeal, and built-in income potential. This property is perfectly situated along Highway 43 just 10 kilometers south of the Town of Valleyview. This expansive acreage features a beautifully updated four-bedroom, two-bathroom raised bungalow with a fully finished basement. The exterior boasts a sprawling deck designed for outdoor entertaining, while the interior welcomes you with brand new vinyl plank flooring across the main floor. The heart of the home highlights a sunlit living room on the upper level and an even larger family room downstairs, creating the perfect environment for large gatherings or quiet family nights. For maximum efficiency, the home utilizes a unique combination forced-air and wood furnace system, giving you complete control over your seasonal heating preferences and costs. Beyond the main residence, the infrastructure on this property is truly unmatched, starting with a unique two-storey guest cabin equipped with full utility services. This fully functioning bunkhouse, alongside a massive 30-by-40-foot heated workshop featuring 14-foot ceilings and an attached 16-foot cold storage area, is currently rented out and generating immediate monthly income. Adding to the property's financial perks is a reliable annual pipeline revenue stream. For your personal vehicles and projects, the property also includes a separate, heated double-car detached garage. Farmers and outdoor enthusiasts alike will fall in love with the hobby farm setup and natural beauty of this land. The property includes a functional five-stall barn complete with a brand-new automatic waterer, fencing, and a cleared side field perfect for pasture or haying. Maintained trails wind throughout the mature trees, offering endless recreational enjoyment for quadding, snowmobiling, or peaceful

nature walks right in your own backyard. Whether you are looking for a homestead with built-in mortgage helpers, a dedicated space for your mechanical hobbies, or a beautiful country retreat close to town amenities, this versatile Valleyview acreage delivers it all. If you are ready to view this unique property, reach out to your favourite realtor and come take a look for yourself.