



GRASSROOTS
REALTY GROUP

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71004 Range Road 202
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2350201



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,300 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	5.97 Acres		
Lot Feat:	Corner Lot, Front Yard, Garden, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-71-20-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-1
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Underg
Features:	Ceiling Fan(s), Pantry, Vaulted Ceiling(s)		

Inclusions: n/a

Escape to this exceptional acreage located near Snipe Lake. This versatile 5.97-acre property combines comfortable country living, exceptional workshop space, and outdoor recreation. Located just minutes from the Town of Valleyview and Highway 669, this beautifully maintained acreage offers the perfect balance of convenience and rural tranquility. Within the home you can enjoy a spacious and modern living environment in a pristine 1,300 sq. ft. modular home securely set on concrete blocking. The home features 3 bedrooms and 2 bathrooms, ideal for families or hosting guests. The home contains a 10' vaulted ceiling creating an open, airy, and bright atmosphere. The home has been lovingly maintained and is move-in ready. The property also features a large 32'x60' versatile workshop which offers endless possibilities for hobbyists, entrepreneurs, or tradespeople. There are two bays at the back, and the central workroom can be used for work or play. At the front is a kitchen, office and 2-piece washroom. The workshop was once used as a butcher shop and still contains the durable, easy-to-clean commercial grade vinyl panel wall coverings. Outside you get to enjoy the peaceful location and manicured walking trail, perfect for walking, quad riding, or cross-country skiing. The property is only minutes from Snipe Lake where you can enjoy even more outdoor pursuits. All you need to do now is bring your dreams, hobbies, and family to this amazing acreage!