



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

72365 Highway 49
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2350380



\$625,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,526 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	15.15 Acres		
Lot Feat:	Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	19-72-21-W5
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	A-1
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, High Ceilings, Soaking Tub, Sump Pump(s), Vinyl Windows		

Inclusions: Air compressor and pressure washer, negotiable.

Discover the ultimate rural retreat with this exceptional 15.15-acre acreage perfectly situated along Highway 49, just 19 kilometres north of the Town of Valleyview. This beautifully developed property greets you with a cleared, expansive yard, and a serene, treed area complete with its own private walking trails. The spot is so peaceful and framed by an open field to the east and no surrounding neighbours. At the heart of this property is a spacious home with a spectacular, completely renovated kitchen featuring exquisite wood cabinetry, high-quality countertops, and updated high-quality appliances. The smart floorplan maximizes every square inch of space, offering both a traditional living room and an inviting sitting room on the same main level to keep the family connected. Recent interior updates bring a fresh, modern feeling to the entire home, including updated paint throughout and a brand-new living room window that floods the space with natural light. The living space extends effortlessly into the fully developed basement, where you will find no shortage of room. This massive lower level boasts an expansive family room, a side play area, two bedrooms, a versatile bonus room, and its own convenient three-piece bathroom, bringing the home's total to five bedrooms plus a bonus room. Outside, the property is fully optimized for work, hobbies, and storage. Mechanics and tradespeople will love the massive 30'x50' workshop, which features 14' height ceilings, an overhead infrared heater, and a recently upgraded 16'x12' front thermoplastic panel overhead door. For your extra vehicles, boats, and the RV, the property also includes a massive 24'x80' equipment shelter with an attached 16' wood shelter. Every detail has been thoughtfully considered on this remarkable acreage, offering you a

complete country lifestyle without compromise. It is a rare find that seamlessly combines highway convenience with the complete, move-in-ready lifestyle you have been searching for. Come and take a look for yourself!