



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21317 Highway 669
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2350517



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,863 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Gravel Driveway, Parking Pad		
Lot Size:	9.95 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Pasture, Waterfront		
Heating:	Combination, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Cork, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	21-70-21-W5
Exterior:	Log	Zoning:	A-1
Foundation:	Wood	Utilities:	Electricity Connected

Features: High Ceilings

Inclusions: All outbuildings and sheds.

Come and experience this exceptional 9.95-acre riverfront acreage only minutes from Town! Discover the perfect blend of picturesque charm, modern comfort, and unbeatable location, just 8 km's from the Town of Valleyview. This property has frontage along both Highway 669 and the scenic Little Smoky River and offers the rare combination of accessibility, privacy and natural beauty. The one and a half storey log home blends in perfectly with its surroundings. The home is warm and inviting, and one of the first things you'll notice is the second-floor deck off the primary bedroom and large side deck. Inside, the home has been handsomely updated with beautiful kitchen cabinetry, contemporary appliances, and an updated, modern, generously sized main bathroom that is both grand in size and amenities. The home provides a multitude of comfortable, functional living spaces ideal for families or working adults, or really anyone looking for a private retreat away from the world. The property itself is also a horse lover's dream. It is perfectly equipped for the equine enthusiast with fenced paddocks, stable, built-in riding pen, and tack shed. You will be ready to go from the moment you take the horses out of the trailer. There is also a separate woodworking workshop which provides an ideal space for crafting, repairs or hobby pursuits. With nearly 10-acres of rolling land, river frontage, and everything you need to ride, rest, retreat and work, you can enjoy the peace and privacy of this rural oasis all while being only minutes away from the full amenities found in Town. Don't let the opportunity pass, come and discover this remarkable property for yourself.