

\$639,000 - 22268 Township Road 691, Valleyview

MLS® #A2187036

\$639,000

4 Bedroom, 2.00 Bathroom, 1,379 sqft

Residential on 33.29 Acres

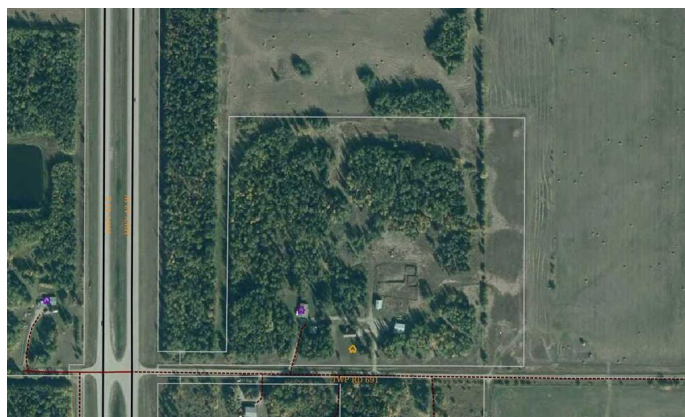
NONE, Valleyview, Alberta

All you need and more! This acreage has it! 4 bedroom home, 2 bath, office, Large lower level family room, storage and more. In the entryway, there is a 3 pc bathroom (with Shower), coat closet and laundry facilities. Just up from there is the U shaped kitchen with breakfast bar, Dining room, then living room. 3 bedrooms on the main level and a 3 pc bathroom with a soaker tub. Down the stairs to the Office?den and 4th bedroom, A large family room, a storage room, and the large furnace room and wood storage. It has an energy efficient NG furnace AND a wood fired furnace if your willing to do the work. 2 car heated detached garage (30'x 28') by the house. Decks are 9'6" x 36' on the entry side and 11'6" x 30 off the dining room. Down the lane you have a guest cabin, a Log barn on cement foundation and water hydrant inside, pens for livestock. And a 30' x 40' heated shop with mezzanine (newer OHD and opener) and a 15' enclosed storage on the side. All this and over 33 acres of land. Just 6. 1/2 miles south of Valleyview, just off of Highway 43.

Built in 1982

Essential Information

MLS® #	A2187036
Price	\$639,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,379
Acres	33.29
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	22268 Township Road 691
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	12
Parking	Double Garage Detached, Gravel Driveway, Multiple Driveways
# of Garages	2

Interior

Interior Features	Breakfast Bar, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Natural Gas, Other, Wall Furnace, Wood
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Storage
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Other, Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 11th, 2025
Days on Market	163
Zoning	A-1

Listing Details

Listing Office	Royal LePage Redwillo Realty
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.