



GRASSROOTS
REALTY GROUP

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70308 Range Road 225
Valleyview, Alberta

MLS # A2217463



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,032 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	17.52 Acres		
Lot Feat:	Brush, Cleared, Dog Run Fenced In, Farm, Front Yard, Lawn, Pasture, Private		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	AG
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings.

STUNNING UPDATED BUNGALOW ON 17.52 ACRES OF PURE PEACE & PRIVACY! Welcome to your dream acreage just minutes from Valleyview! This beautifully updated bungalow sits on 17.52 serene acres, offering the perfect blend of modern comfort and country living. With pavement right to your driveway and less than 1 km of gravel, this location combines convenience with seclusion. Step inside and you'll immediately feel at home. The main living space is bright, airy, and welcoming, featuring new laminate flooring. The kitchen is a true showstopper with ample cabinet and counter space, newer appliances (less than a year old) and a gorgeous live edge island that adds character and charm. The dining area opens through elegant patio doors to a massive wrap-around deck, perfect for BBQs, relaxing, or soaking up the sun. The cozy living room features a beautiful fireplace with a classic mantel, adding warmth and ambiance—a perfect place to unwind. It also provides deck access and is filled with natural light—an ideal spot for your morning coffee. The main floor features a spacious primary bedroom with a generous closet, two additional bedrooms, a full bathroom with new vinyl flooring, and a practical mudroom with extra storage—a must-have for acreage life. Downstairs, the fully finished basement includes a second primary bedroom with a huge walk-in closet, a large rec room, another full bathroom, laundry area, and plenty of extra storage. NOW LET'S TALK ABOUT THIS AMAZING 17.52 ACRE PARCEL WITH 2 DUGOUTS AND NUMEROUS OUTBUILDINGS. The large 26 by 35 detached garage adds massive amounts of storage or parking with fenced in dog kennel out back. Close by the house you will find a massive dugout, chicken coup, storage shed, horse shelter with power, heated water

trough as well as a hydrant to upper field, massive amounts of steel paneling already set up for horses. Out back of the house you will find a large barn, round pen, 3 run in shelters, and small secondary dugout. The property is completely fenced ready for horses or other farm animals. This home is a must see, you will be charmed. Situated just outside of Valleyview, you'll have the best of both worlds, acreage life minutes away from town amenities. Act fast, this property won't be on market for long! Directions: Heading East on HWY 43. Turn north at Range Road 225, property is located on your left. Signage is at the edge of the driveway.