



**GRASSROOTS**  
REALTY GROUP

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**34, 70544 RR 243**  
**Valleyview, Alberta**

**MLS # A2232774**



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.23 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	CR-3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

<b>Inclusions:</b>	N/A
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ESCAPE THE CITY LIGHTS AND FIND TRANQUILITY AT THE LAKE!!! SHARED DOCK AND BOAT LAUNCH STEPS AWAY, FISHING, GOLFING AND RECREATIONAL PARADISE! MATURELY TREED PRIVACY WITH TONS OF ROOM TO MAKE THIS PROPERTY YOUR OWN! LOW MAINTENANCE LIVING WHETHER IT IS YOUR COTTAGE OR PERMANENT RESIDENCE, THIS HOME CAN BE ENJOYED ALL YEAR AROUND!!! PRIVATE TREED SETTING CLOSE TO THE DOCKS AND GREENVIEW GOLF COURSE!!! This 2 bedroom and 1 bathroom cabin has an all-season addition that is approximately 10 x 30 and sits on 1.23 acres. There is a full kitchen with a gas stove, fridge, and dishwasher. The living room has a wood stove. Septic/holding tank/cistern. The detached garage is 26 x 30. Property is zoned CR-3. The yard is landscaped and has mature trees. Don't miss out book your showing today!!!