



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**22268 Township Road 691
Valleyview, Alberta**

MLS # A2240800



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,379 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Multiple Driveways		
Lot Size:	33.29 Acres		
Lot Feat:	Many Trees		

Heating:	High Efficiency, Natural Gas, Other, Wall Furnace, Wood	Water:	Well
Floors:	Laminate, Linoleum, Other	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Other, Wood Frame	Zoning:	A-1
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, See Remarks, Soaking Tub, Storage		

Inclusions: Seacan with water tanks. Surface lease income.

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, newer livestock waterer. 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.