



GRASSROOTS
REALTY GROUP

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**69077 Rge Rd 194
Valleyview, Alberta**

MLS # A2243034



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	944 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	36.39 Acres		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Other	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	A-1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Roping chutes

HORSE TRAINING FACILITY. Located ESE of Valleyview, Only 1 mile off of pavement. Features an 80 X 180 indoor Arena that is fully insulated and heated! Viewing/Relaxing Mezzanine, Roping Chute. There is also an outdoor arena for those nicer days! Large horse barn, Machine shed, Workshop and a 944 sq ft Bungalow. Completely set up, tranquil location, Close to Crown Land, Good hunting area as well.