



GRASSROOTS
REALTY GROUP

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21553 Township Road 703
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2249317



\$340,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,500 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	6.20 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	7-70-21-W5
Exterior:	Unknown	Zoning:	A-1
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Discover peace, privacy, and potential on this beautifully set-up 6.2-acre property, just 7 minutes from Valleyview. Surrounded by mature trees, this serene acreage offers the perfect blend of seclusion and convenience in a quiet, friendly neighborhood. The home is a 2016, 1,200 sq ft, 3 bedroom 2 bath mobile home with a brand new 300 sq ft addition with a wood stove built in 2024, providing comfortable and functional living space. It's serviced by an artesian well and includes an insulated watershed, ideal for year-round use. Homesteaders will appreciate the extensive setup: • Fenced areas for animals • A chicken coop and small barn • Large, established garden space • New fruit trees thoughtfully planted throughout the property Unwind around the gorgeous fire pit that overlooks a natural oxbow, or take a short quad ride to the neighboring river access with a sandy beach—a perfect summer retreat. Whether you're looking to start your homestead journey or simply enjoy country living with modern comforts, this property is a rare gem. Move-in ready and waiting for you!