



**GRASSROOTS**  
REALTY GROUP

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21317, 669 Highway  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2265434



**\$635,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,913 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Parking Pad, Plug-In		
Lot Size:	9.95 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Land		

Heating:	Combination, Central, Forced Air, Oil, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	21-70-21-W5
Exterior:	Log	Zoning:	AG1
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Sewer Connected
Features:	Beamed Ceilings, Ceiling Fan(s), French Door, High Ceilings, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This beautiful one-and-a-half log home offers a peaceful country lifestyle, surrounded by nature. Bordered by the the Smoky River and nestled amongst mature trees, this magical spot provides serenity, privacy, and peaceful views in every direction. It is conveniently located within an eight minute drive to town. This home features a spacious wrap-around deck, perfect for enjoying morning coffee, evening sunsets, or watching the horses graze in the paddock. Inside, the log interior and open-concept design create a warm and airy atmosphere. The country kitchen is spacious, with generous cabinet and counter space, and includes brand-new appliances. The loft captures the log home ambiance with its overview of the family room below. This upstairs "hideaway" offers a huge landing area with unique nooks that can be used for a guest room, playroom, studio, or whatever your creative side desires. Outdoors, the property is thoughtfully set up for horses, providing plenty of space for grazing and exploring. Numerous outbuildings offer dry wood storage, workshop area for the handyman, hay storage, a tack room, a heated pet area, and even a shed that could easily convert to a chicken coop. Whether you are looking for a peaceful retreat, a hobby farm, or a riverfront escape, this property offers it all - rustic charm, natural beauty, and room to live your country dream.