



**GRASSROOTS**  
REALTY GROUP

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**22270 Township Road 714  
Valleyview, Alberta**

**MLS # A2283900**



**\$495,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,492 sq.ft.                     | <b>Age:</b>   | 1987 (39 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Gravel Driveway, Off Street      |               |                   |
| <b>Lot Size:</b> | 161.00 Acres                     |               |                   |
| <b>Lot Feat:</b> | Lawn, Many Trees                 |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | See Remarks, Well         |
| <b>Floors:</b>     | Laminate, Vinyl                          | <b>Sewer:</b>     | Septic System             |
| <b>Roof:</b>       | Metal                                    | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | 27-71-22-W5               |
| <b>Exterior:</b>   | Wood Frame                               | <b>Zoning:</b>    | Agricultural One (A-1) Di |
| <b>Foundation:</b> | Wood                                     | <b>Utilities:</b> | Electricity, Natural Gas  |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, Sump Pump(s) |                   |                           |

**Inclusions:** All outside storage sheds and shelters present.

Discover the perfect blend of space and opportunity with this remarkable 161-acre rural property, conveniently located just 13 kilometers from the Town of Valleyview. Boasting 100 acres of open land ready for cultivation or pasture, this property is ideal for farming or anyone seeking an outdoor living experience. The spacious 1,492 sq.ft. home, built in 1987, features three bedrooms upstairs, two additional bedrooms downstairs, and three bathrooms, offering plenty of room for family or guests. Plus, utility services are already in place at a second homesite within the property, providing excellent potential for multigenerational living or future expansion. This unique property is your chance to embrace the rural lifestyle you've always wanted! Come take a look for yourself.