24541 Highway 676
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2292498

$549,000

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,648 sq.ft.
Age:	2001 (25 yrs old)
Beds:	2
Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage
Lot Size:	9.92 Acres
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Private, See Remarks, Treed

Heating:	Boiler, In Floor, Forced Air, Natural Gas, See Remarks, Wood, Wood Stove	**Water:**	Dugout
Floors:	Laminate	**Sewer:**	Open Discharge, Septic System, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	31-74-24-W5
Exterior:	Vinyl Siding	**Zoning:**	A-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Draperies & Rods, Playhouse, Wood Boiler

Escape to your own private piece of paradise near Debolt, in the Municipal District of Greenview. Set on 9.92 beautiful, treed acres, this incredible property offers peace, privacy, and direct access to miles of crown land—an absolute dream for hunters and outdoor enthusiasts. Greeted by a gated entry, this charming 2-bed, 2-bath bungalow offers 1,648 sq ft of living space with fresh paint, vaulted ceilings, and an open-concept layout shines with an abundance of natural light. The kitchen, dining, and living room flow seamlessly together, making the space perfect for family life and entertaining. The cozy living room is highlighted by a striking stone feature wall and a premium wood-burning stove (approx. $10K value) that not only provides warmth but can also be used for cooking. The kitchen is thoughtfully designed with an abundance of dark stained custom-built oak cabinetry by P & G, including a built-in china cabinet, open shelving, bread cabinet, and a large two-tier island with seating for four. A nearby full-wall pantry provides even more storage. The dining area overlooks the backyard and pond, creating a beautiful setting for family meals. The XL primary bedroom is filled with natural light and features a walk-in closet and private 4-pc ensuite with jetted corner soaker tub and separate shower. The second bedroom is also generously sized and can easily accommodate multiple beds. A combination laundry and 3-pc bathroom includes a corner shower, stackable new washer and dryer, cabinetry, and folding counter. New toilets have been installed in both bathrooms. The property is heated efficiently with a natural gas infloor heat boiler system for the house and shop, along with a back up Heatmor outdoor wood-burning system which offers security, cost savings and off grid living opportunity. Recent updates include a new re-circ pump and

manifolds for the hot and cold water system. Additional mechanical features include a Culligan water treatment system ($10K) with pre-filters, water softener, and reverse osmosis system allowing your water to be drinkable, along with an electric hot water tank, all installed three years ago. The home also includes an HRV air circulation system. Water is supplied by a dugout feeding an artesian well c/w new well pump. A partially covered deck spans the entire back of the home, including a 28' x 12' covered section—perfect for relaxing while enjoying the view. The property also features a spacious 24x40 heated garage with high ceilings, floor drain, wash sink, cabinetry, hot water tank, and water line from the home. Gardeners will appreciate the greenhouse, while children will love the playhouse and outdoor space to explore. Additional outbuildings include a hen house and a cozy 1-bed wood-heated hunting shack complete with an outhouse and propane setup. Check your I-Hunter app to see the endless opportunities your surrounded with. Seller to provide a $10K shingle credit at the supplier of the buyer’s choice.