



**GRASSROOTS**  
REALTY GROUP

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**SE-30-70-21-5**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2300180**



**\$159,900**

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**Division:** NONE

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**Lot Size:** 18.53 Acres

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**Lot Feat:** -

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**By Town:** Valleyview

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**LLD:** 30-70-21-W5

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**Zoning:** A-1

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**Water:** None

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**Sewer:** -

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**Utilities:** Natural Gas Paid, Electricity at Lot Line

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18.53 Acres of Opportunity &ndash; Ready for Your Dream Acreage Near Valleyview Surrounded by pristine farmland and endless views, this 18.53-acre parcel offers the perfect canvas for your dream homestead. Zoned A1, the property provides flexibility for residential, agricultural, or shop use &ndash; ideal for those seeking both space and purpose. Located on Highway 669, just 5 minutes from Valleyview, the parcel sits on the north side of the road with paved access right to the property. An approach and access road are already built, requiring only a final layer of gravel to finish. Essential services are well underway &ndash; a power pole is installed and fully paid, while natural gas service is prepaid and under a \$12/year holding contract until connection. With utilities ready and only your water well and septic system left to install, this property is truly plug-and-play ready for development. Whether you're envisioning a modern acreage retreat, a family homestead, or a country property with room for a shop, this parcel delivers the space, access, and potential to bring your vision to life. A rare opportunity &ndash; peaceful prairie living with convenience at your doorstep.