



GRASSROOTS
REALTY GROUP

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69536 HWY 747
Rural Greenview No. 16, M.D. of, Alberta

MLS # A1116187



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Split Level		
Size:	1,832 sq.ft.	Age:	2000 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Driveway, Gravel Driveway, None, See Remarks		
Lot Size:	34.35 Acres		
Lot Feat:	Farm, Lawn, Garden, Many Trees, Pasture, Treed		

Heating:	Forced Air	Water:	Dugout
Floors:	Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-69-19-W5
Exterior:	Vinyl Siding	Zoning:	AG-1
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings		

Inclusions: Pump House with Water system accessories

Enjoy pavement the entire way to this B-E-A-U-tiful piece of land surrounded by hundreds of thick mature trees for the utmost privacy, wind break and sound barrier. You feel like you are in your own secluded paradise with everything you could ever need. 32 X 40 Shop with power, overhead door and mezzanine, 2 fully fenced front pastures for live stock, walking trails cut into entire perimeter of the property, brand new insulated, powered, heated pump house, manicured landscaping, garden areas, front sun porch and large back covered entertaining deck. Inside you are welcomed by a large family room kept cozy with a new certified wood stove, tons of closet storage, access to your back deck and entry into your bright kitchen. With tons of cabinets and counter space you will not run out of storage room (kitchen is roughed in for a dishwasher) Your master bedroom also has access to the private back deck, its own large closet and en-suite with corner tub. The formal dining room has a view of your front yard through large picture windows, which light up the room along with vaulted ceilings and a warm family feel. 2 more bedrooms and full bathroom complete the front of the home. >15 minutes on Pavement from Valleyview, >10 minutes of pavement to Snipe Lake, camping atv trails and recreation use areas.