



70573 Range Road 221 Range  
Valleyview, Alberta

MLS # A2138983



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	4.84 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Creek/River/Stream/Pond		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding	<b>Zoning:</b>	CR1
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge, Stove, washer, Dryer

This beautiful & immaculately kept open concept concrete home on the banks of Sturgeon Creek will make you feel right at home from the minute you step through the door. The home is concrete construction with polycrrete styrofoam forms! 8 inch walls in the basement and 6 inch walls on the main level will keep the home well insulated against any weather. There is in floor heat in the basement and the upper level has radiator/forced air hybrid (less dust). This home boasts 2 very spacious beds up and 1 very spacious bed down with 2 bathrooms. The owners have started to build a bathroom in the basement that requires plumbing & finishing. There is main floor laundry (no running up and down stairs)!! Strolling around outside you will find a beautiful yard surrounded by mature trees and a log cabin that you can use as a playhouse. There is also a 2 car garage to house all your toys! This acreage is definitely one of a kind and a must see! Book your viewing today! Directions: Follow Highway 49 North from Valleyview to Range Road 710A and turn right. Drive 1 mile and turn right onto Range Road 220. Drive 1/2 Mile and the road turns to the left take your immediate right around this corner the home is just down the hill on the left.