



**70444 RR 225**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2140657**



**\$394,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Double Wide Mobile Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	9.88 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, No Neighbours Behind, L		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	30-70-22-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

A quite place minutes from Valleyview. Very private 9.88 acreage home with a 1520 sqft. The home has an open concept with 3 bedrooms, 1 main bathroom and 1 en-suite with shower and jetted tub. There is 2 fires places. One is gas and one is wood. Eastside of home has 12x40 deck and the westside has a 12X18 cover deck/ sunroom. The 28x34 double car garage is heated. There is a chicken coup, 12x16 shed and 16x23 woodshed also on the property. Included in the 9.88 acres is a 70x80 garden which is perfect for growing your own food. If you want to get away form it all this is the place.