



GRASSROOTS
REALTY GROUP

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68362 43 Highway
Valleyview, Alberta

MLS # A2169426



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,176 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Asphalt, Driveway, Gated, Parking Pad		
Lot Size:	22.62 Acres		
Lot Feat:	Brush, Gentle Sloping, Many Trees		

Heating:	Forced Air, Oil, Wood, Wood Stove	Water:	Dugout
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	21-68-22-W5
Exterior:	Other, Wood Frame	Zoning:	A-1
Foundation:	Piling(s)	Utilities:	Electricity
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan		

Inclusions: appliances if there are in as is where is condition

Basic tin-roof bungalow plus a shop on 22 acres features two bedrooms, laundry room with kitchen open to living room area anchored by a wood fireplace for cozy heat. Shop's enclosed area about 18' X 42' with about 14' high door (with overhang 36' X 42' overall). Balanced mix of trees and open space to suit any rural lifestyle. Dugout for water and diesel oil furnace. Old drilled well on site too. 18 km south of Valleyview set back from highway 43. Great privacy yet close enough to town for conveniences.