



GRASSROOTS
REALTY GROUP

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22268 Township Road 691
Valleyview, Alberta

MLS # A2187036



\$639,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,379 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Gravel Driveway, Multiple Driveways | | |
| Lot Size: | 33.29 Acres | | |
| Lot Feat: | Many Trees | | |

| | | | |
|-------------|---|------------|--|
| Heating: | High Efficiency, Natural Gas, Other, Wall Furnace, Wood | Water: | Well |
| Floors: | Laminate, Linoleum, Other | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Composite Siding, Other, Wood Frame | Zoning: | A-1 |
| Foundation: | Wood | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Breakfast Bar, See Remarks, Soaking Tub, Storage | | |

Inclusions: SeaCan with Cistern(s)

All you need and more! This acreage has it! 4 bedroom home, 2 bath, office, Large lower level family room, storage and more. In the entryway, there is a 3 pc bathroom (with Shower), coat closet and laundry facilities. Just up from there is the U shaped kitchen with breakfast bar, Dining room, then living room. 3 bedrooms on the main level and a 3 pc bathroom with a soaker tub. Down the stairs to the Office?den and 4th bedroom, A large family room, a storage room, and the large furnace room and wood storage. It has an energy efficient NG furnace AND a wood fired furnace if your willing to do the work. 2 car heated detached garage (30'x 28') by the house. Decks are 9'6" x 36' on the entry side and 11'6" x 30 off the dining room. Down the lane you have a guest cabin, a Log barn on cement foundation and water hydrant inside, pens for livestock. And a 30' x 40' heated shop with mezzanine (newer OHD and opener) and a 15' enclosed storage on the side. All this and over 33 acres of land. Just 6. 1/2 miles south of Valleyview, just off of Highway 43.