



GRASSROOTS
REALTY GROUP

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**70104 230 Range W
Valleyview, Alberta**

MLS # A2188739



\$510,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	2,657 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	45.00 Acres		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, Level, Private		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	12-70-23-W5
Exterior:	Vinyl Siding	Zoning:	AG1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters		

Inclusions: None

Fabulously maintained property has many upgrades. This manufactured home boasts 2 large additions (built in 2006 & 2013), 4 bedrooms, 2 bathrooms, laundry room. Upon entering the home you step into a very spacious foyer that has a coat closet and a large storage room to your left. You will then enter into a very large living room which offers a wood stove to warm those cold winter days. Stepping up into the dining room there you will find a gas fireplace for extra warmth on those blistering cold winter days. The kitchen is large enough to move around while you prepare that holiday meal for your family. The master bedroom boasts an ensuite which is a great place to pamper yourself at the end of a long day with its corner shower & jacuzzi tub. Strolling around outside brings you to a huge 60x42 shop for all your toys. The home was re shingled in fall of 2023 (except for the back porch which were still in great shape). There are numerous trees around the property. For additional storage there is an additional small out building, a green house, and a fire pit great for entertaining. This property is a must see if you are looking to escape city life for the country!