# \$639,000 - 22268 Township Road 691, Valleyview

MLS® #A2187036

# \$639,000

4 Bedroom, 2.00 Bathroom, 1,379 sqft Residential on 33.29 Acres

NONE, Valleyview, Alberta

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.







Built in 1982

#### **Essential Information**

MLS® # A2187036 Price \$639,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,379

Acres 33.29

Year Built 1982

Type Residential

Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 22268 Township Road 691

Subdivision NONE

City Valleyview

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 3N0

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 12

Parking Double Garage Detached, Gravel Driveway, Multiple Driveways

# of Garages 2

#### Interior

Interior Features Breakfast Bar, See Remarks, Soaking Tub, Storage

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Natural Gas, High Efficiency, Other, Wall Furnace, Wood

Cooling None

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features Other, Storage

Lot Description Many Trees

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame, Other

Foundation Wood

## **Additional Information**

Date Listed January 11th, 2025

Days on Market 123 Zoning A-1

# **Listing Details**

Listing Office Royal Lepage Redwillo Realty

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