

\$549,900 - 22430 Township 672 Road, Valleyview

MLS® #A2120602

\$549,900

5 Bedroom, 2.00 Bathroom, 1,630 sqft

Agri-Business on 147.00 Acres

NONE, Valleyview, Alberta

If you have been looking for a BEAUTIFUL home in the country here she is !! QUITE, PEACEFULLY 146 acres of land with Asplund Creek running through land. YOUR home has lots of room to grow 1630 sq ft. Loads of counter & cupboard space large wrap around kitchen with center island. Full fridge & freezer stove & dishwasher. Dinning room has patio doors to a large deck with a beautiful view of your land. Office just off the kitchen, down the hall is YOUR main floor laundry room. Huge bedroom with bay windows looing out into the trees for that awesome morning view. Main floor bathroom has walk in shower with a nice skylight for the sun to shin in. One more huge bedroom. Beautiful enclosed living room with wood burning fire place for those cold winter evenings. Nice front deck for you to enjoy YOUR morning coffee. Down stairs you have a walk out basement with boot room that's goes to YOUR heated garage. (30 x 40 ft with 17 x 10 door & 8 x 14 ft door) Large family room with lots of bright windows, bedroom with build in desk. Large bedroom down stairs with a gas fire place & large walk in closet with full bathroom right beside. Flooring thought-out your home is high quality vinyl planking. New paint throughout basement. New water tank. Sump pump in basement. Garage is huge with overhead heat. Outside you will find a tarped barn for all YOUR animals needs, horse barn with corrals. Side heated building off the garage for dads or mom getaway space. Located between



Edmonton and Grande Prairie. A NEW WAY
OF LIVING !!!!!!!!!!!

COME ON OUT & HAVE A LOOK AT YOUR
BEAUTIFUL HOME, HEATED GARAGE,
BARN , LAND

Built in 1998

Essential Information

MLS® #	A2120602
Price	\$549,900
Sold Price	\$547,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	147.00
Year Built	1998
Type	Agri-Business
Sub-Type	Agriculture
Style	Bi-Level
Status	Sold

Community Information

Address	22430 Township 672 Road
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3Z0

Amenities

Parking	Double Garage Attached, Garage Faces Side, Heated Garage, Oversized
Waterfront	Creek

Interior

Interior Features	French Door, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	September 24th, 2024
Days on Market	170
Zoning	FARMING
HOA Fees	0.00

Listing Details

Listing Office	EXIT REALTY RESULTS
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