

# \$275,000 - 70345 224 Range, Valleyview

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MLS® #A2128572

**\$275,000**

5 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 18.26 Acres

NONE, Valleyview, Alberta

Discover the potential of this solid 5-bedroom, 2-bathroom home, nestled on a sprawling 18.26-acre estate just outside of Valleyview. While the interior awaits your creative touch to rejuvenate its dated finishes, the exterior promises a picturesque retreat. The meticulously manicured grounds are a testament to years of dedicated care, featuring lush lawns and mature trees that create a serene and private setting. Entertain or unwind on the expansive deck overlooking the stunning landscape, perfect for enjoying quiet mornings or lively gatherings. The property includes a massive 40x70 archrib, ideal for hobbies or storage, alongside a double detached garage with power, adding practicality to its rural charm.

This acreage is not just a home, but a canvas for your dreams. Whether you're looking for space to grow or a peaceful escape, this property offers both the freedom and the foundation to build your future. Don't miss out on this unique blend of comfort and potential, set in an enviable location with natural beauty.



Built in 1965

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2128572  |
| Price      | \$275,000 |
| Sold Price | \$255,000 |
| Bedrooms   | 5         |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,371                            |
| Acres          | 18.26                            |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 70345 224 Range           |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H3N0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers  |
| Appliances        | Dishwasher, Electric Stove         |
| Heating           | Forced Air                         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full, Partially Finished |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                |
| Lot Description   | Few Trees, Lawn, Garden, Landscaped, Private |
| Roof              | Asphalt, Metal                               |
| Construction      | Mixed                                        |
| Foundation        | Block                                        |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2024 |
|-------------|---------------|

|                |                      |
|----------------|----------------------|
| Date Sold      | September 26th, 2024 |
| Days on Market | 147                  |
| Zoning         | A1                   |
| HOA Fees       | 0.00                 |

**Listing Details**

Listing Office            eXp Realty

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