

\$599,900 - 70504 Range Road 225, Valleyview

MLS® #A2130912

\$599,900

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 38.18 Acres

NONE, Valleyview, Alberta

38.18 ACRES OF BREATHTAKING LANDSCAPE BACKING ONTO A CREEK MINUTES AWAY FROM VALLEYVIEW! This 1,696 sqft bungalow is the epitome of your dreams come true, nestled on expansive grounds. Highlighting three bedrooms and three baths, it features a kitchen illuminated by modern lighting and adorned with top-of-the-line stainless steel appliances, stunning quartz counters and so much more. The dining area, bathed in natural light, opens to a charming front deck through patio doors. The generously sized living room offers ample space and sunlight. The primary bedroom, with its luxurious ensuite featuring a lavish shower with a rain head, is a sanctuary. The primary bedroom also boasts a spacious walk-in closet. Another bedroom and full bath grace the main floor, along with an entryway leading to the large back deck and the attached 24 by 24 heated garage. The lower level impresses with a spacious family area featuring a gas fireplace, perfect for keeping warm on chilly days. There's a third bedroom, along with a versatile rec area that could easily be transformed into a fourth bedroom if needed. A flex room offers options for use as an office or additional storage space. The laundry area benefits from natural light from a nearby window, adding to its appeal. Completing this level is a full bathroom, mechanical room, a convenient cold room, and a secure gated area under the stairs ideal for storing valuables. The outdoor space is just as



impressive, numerous outbuildings with electricity running to them, including a 40 by 20 heated shop with an overhead door and cement floors—a haven for hobbyists. There's a fenced playground area designed to ensure the safety of children or pets during playtime. A cozy cabin nestled by the creek at the back of the property invites relaxation, with quad trails meandering through the 38.18 acres of pure paradise. A secluded fire pit area, ready to host all your social gatherings. Outdoor enthusiasts will appreciate the wildlife blind/treehouse on the property. Surrounded by trees and featuring a cleared pasture, this property offers a rare opportunity. The interior of the home was completely gutted and renovated in 2017, new windows, flooring, electrical, plumbing, and many high end finishes including kitchen, quartz counters throughout the main floor, lighting, flooring, ect. — making this a truly modern oasis. Additionally, notable features include a Culligan RO system, a rust inhibitor filtration system, and shingles that are less than 10 years old making this home turn-key! The water well has impressive production, yielding 15 gallons per minute, and is complemented by three strategically placed water hydrants across the yard. The septic system operates on a tank/pump-out arrangement for efficient waste management. Don't miss out on this once-in-a-lifetime opportunity!

Built in 1994

Essential Information

MLS® #	A2130912
Price	\$599,900
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,696
Acres	38.18
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	70504 Range Road 225
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Playground, Private Entrance, Private Yard, Storage
Lot Description	Cleared, Brush, Creek/River/Stream/Pond, Garden, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Date Sold	September 13th, 2024
Days on Market	123
Zoning	A-1
HOA Fees	0.00

Listing Details

Listing Office Grassroots Realty Group Ltd.

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