

# \$319,700 - 72471 Rr221 Nw, Valleyview

MLS® #A2160975

**\$319,700**

3 Bedroom, 1.00 Bathroom, 960 sqft  
Residential on 14.93 Acres

NONE, Valleyview, Alberta

Acreage living opportunity 20 min north of Valleyview, calling all horse lovers and entrepreneurs. With almost 15 acres of native forest, cleared field currently used for crops, well maintained yard; which is perfect for kids play area and gardening; heated 32x24 shop (radiant heater) and few sheds here and there, this property can be ideal for a growing family, keen entrepreneur or anyone wanting privacy and space.

The property offers 2 bedrooms (could be 3 if needed) and a full size bathroom on the main floor, spacious kitchen with oversized pantry/ dining and living area. Attached single car garage and a small addition that could be used for the main floor laundry room, office or simply extended storage area, comes in super handy if you feel the need for additional square footage.

Basement is unfinished, however has a great potential to become a large family room or accommodate an additional bedroom and bathroom, whatever works best for the new owner. If you are keen on house renovations or "know a guy that knows a guy", this is the perfect home to call your own.

Outside, there is a large 32x24 shop with concrete floor, 16ft gate, plenty of cabinets &



shelving and a large radiant heater which is ideal for keeping your vehicles warm plus would make a dream workshop area. Don't stop just yet, the extension to the shop has a large concrete floor that could serve as a perfect set up for a barn. Get your saddle and boots ready to enjoy wide open fields and trails. With a hunting season round the corner, get your license and hunting gear lined up for some good quality game to fill up your deep freezer. Neighbors will be happy to show you around and point out the best spots.

With only 1 mile from pavement road, you are just around the corner from New Fish Creek Hall and less than 20 min from Valleyview. Don't miss out, this is the one you have been looking for.

Built in 1962

### **Essential Information**

MLS® #	A2160975
Price	\$319,700
Sold Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	14.93
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### **Community Information**

Address	72471 Rr221 Nw
Subdivision	NONE

City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Covered, Driveway, Single Garage Attached

### **Interior**

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s)
Heating	Fireplace(s), Natural Gas, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Brush, Front Yard, Gentle Sloping, Many Trees, No Neighbours Behind, Native Plants, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2024
Date Sold	October 18th, 2024
Days on Market	43
Zoning	AG
HOA Fees	0.00

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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