

\$399,000 - 70538 Range Road 202, Valleyview

MLS® #A2192895

\$399,000

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 158.97 Acres

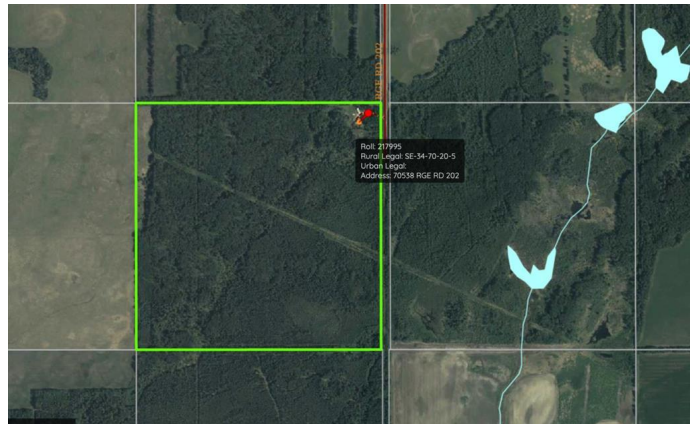
NONE, Valleyview, Alberta

Welcome to your own rural retreat on 158.97 acres in the heart of Alberta's countryside. This laid-back property offers a practical 3-bed, 2-bath home set on welded steel pilings, complete with a bright, open layout featuring vinyl plank flooring, a sit-up breakfast bar in the kitchen, and a cozy primary suite with an ensuite and walk-in closet. Outside, you'll find a natural haven surrounded by mature trees, a duck pond, and plenty of lawn space and trails—perfect for enjoying the outdoors. A fantastic outdoor fireplace and a pergola sets the scene for relaxed evenings, while the versatile 30 x 50 Quonset (ideal for a workshop or extra storage) and additional sheds add plenty of functional space. With around 90 acres recently logged yet still maintaining a robust tree cover, there's ample opportunity to work, live, play and relax in the outdoors. Located near Snipe Lake and expansive crown land, this is country living at its best—simple, practical, and full of potential.

Built in 2005

Essential Information

MLS® #	A2192895
Price	\$399,000
Sold Price	\$385,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,145
Acres	158.97
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	70538 Range Road 202
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Amenities

Parking	Parking Pad
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Storage, Fire Pit
Lot Description	Private, Many Trees, Secluded
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

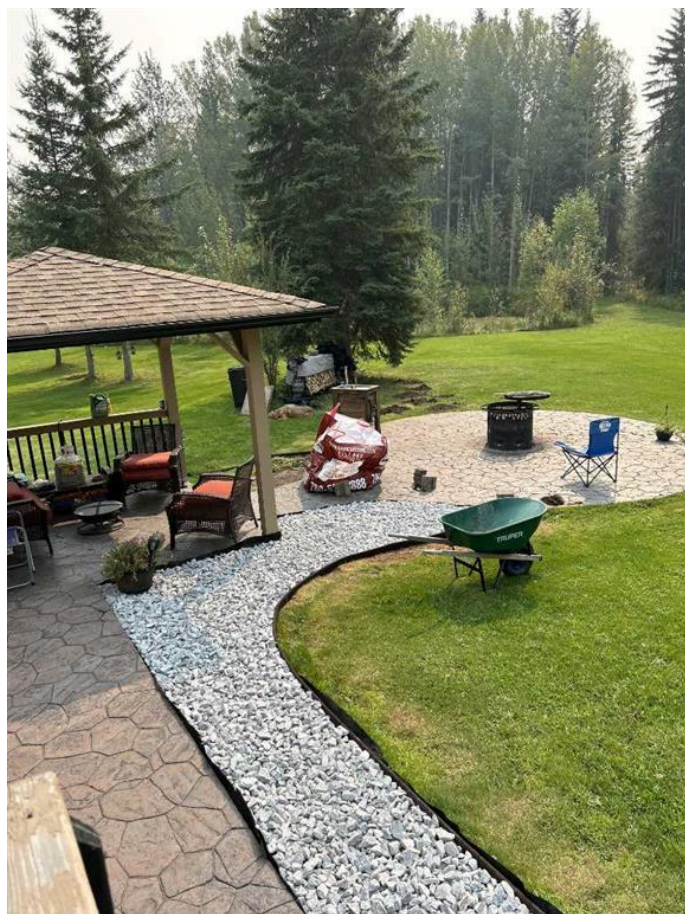
Additional Information

Date Listed	February 6th, 2025
Date Sold	March 5th, 2025

Days on Market	27
Zoning	A1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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