

# \$639,000 - 22268 Township Road 691, Valleyview

MLS® #A2187036

**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,379 sqft

Residential on 33.29 Acres

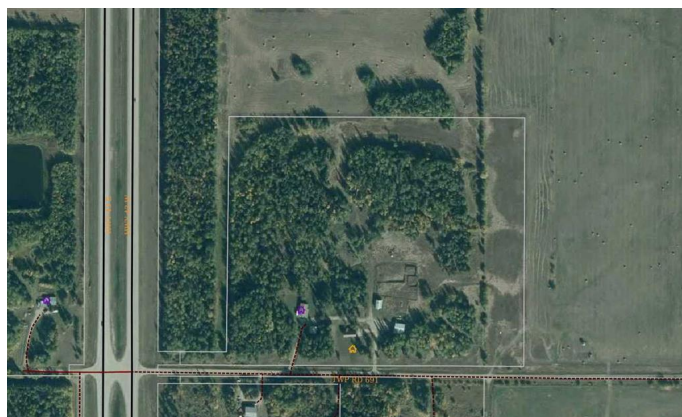
NONE, Valleyview, Alberta

All you need and more! This acreage has it! 4 bedroom home, 2 bath, office, Large lower level family room, storage and more. In the entryway, there is a 3 pc bathroom (with Shower), coat closet and laundry facilities. Just up from there is the U shaped kitchen with breakfast bar, Dining room, then living room. 3 bedrooms on the main level and a 3 pc bathroom with a soaker tub. Down the stairs to the Office?den and 4th bedroom, A large family room, a storage room, and the large furnace room and wood storage. It has an energy efficient NG furnace AND a wood fired furnace if your willing to do the work. 2 car heated detached garage (30'x 28') by the house. Decks are 9'6" x 36' on the entry side and 11'6" x 30 off the dining room. Down the lane you have a guest cabin, a Log barn on cement foundation and water hydrant inside, pens for livestock. And a 30' x 40' heated shop with mezzanine (newer OHD and opener) and a 15' enclosed storage on the side. All this and over 33 acres of land. Just 6. 1/2 miles south of Valleyview, just off of Highway 43.

Built in 1982

## Essential Information

MLS® #	A2187036
Price	\$639,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,379
Acres	33.29
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	22268 Township Road 691
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	12
Parking	Double Garage Detached, Gravel Driveway, Multiple Driveways
# of Garages	2

### Interior

Interior Features	Breakfast Bar, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, High Efficiency, Other, Wall Furnace, Wood
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other, Storage
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Other
Foundation	Wood

### Additional Information

Date Listed	January 11th, 2025
Days on Market	117
Zoning	A-1

## **Listing Details**

Listing Office	Royal LePage Redwillo Realty
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