

# \$265,000 - 68362 43 Highway, Valleyview

MLS® #A2169426

**\$265,000**

2 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 22.62 Acres

NONE, Valleyview, Alberta

Basic tin-roof bungalow plus a shop on 22 acres features two bedrooms, laundry room with kitchen open to living room area anchored by a wood fireplace for cozy heat. Shop's enclosed area about 18' X 42' with about 14' high door (with overhang 36' X 42' overall). Balanced mix of trees and open space to suit any rural lifestyle. Dugout for water and diesel oil furnace. Old drilled well on site too. 18 km south of Valleyview set back from highway 43. Great privacy yet close enough to town for conveniences.

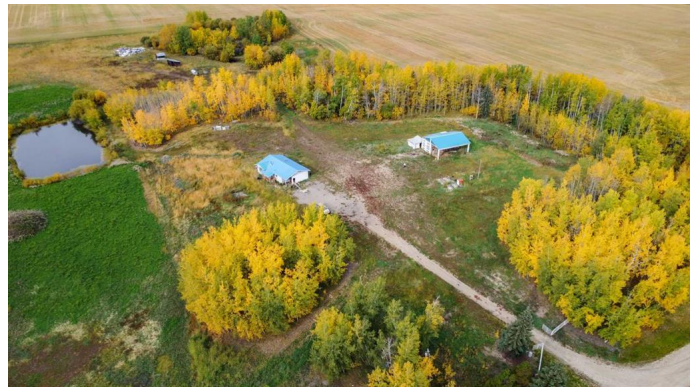
Built in 2007

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2169426                         |
| Price          | \$265,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,176                            |
| Acres          | 22.62                            |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

Address 68362 43 Highway



|             |                           |
|-------------|---------------------------|
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

## Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Utilities | Electricity Available                                     |
| Parking   | Additional Parking, Asphalt, Driveway, Gated, Parking Pad |

## Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Freezer, Washer/Dryer          |
| Heating           | Forced Air, Oil, Wood Stove, Wood                          |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Living Room, Wood Burning                                  |
| Basement          | None                                                       |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Lot Description   | Gentle Sloping, Brush, Many Trees |
| Roof              | Metal                             |
| Construction      | Other, Wood Frame                 |
| Foundation        | Piling(s)                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2024 |
| Days on Market | 324                  |
| Zoning         | A-1                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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