

# \$229,000 - 25038 Twp Rd 462, Paradise Valley

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MLS® #A2198095

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 4.50 Acres

NONE, Paradise Valley, Alberta

Reduced Price - Motivated Sellers! Looking for peace & quiet? Blessed with mature trees, raised garden beds & large yard, this 2 Bedroom 1248 sq ft Home with large sunk-in Livingroom & Fireplace has plenty to offer the right buyer! Home & Garage have new shingles. Buyer may want to upgrade the bathtub and the rough concrete basement which is unfinished. If you love to keep busy, there is a large insulated 24ft x 40ft double garage with workshop area that has a double barrel style woodstove. Also attached is a 24ft x 38ft metal clad Polished that could serve many purposes like: Vehicle or Equipment storage; Small animal or Horse shelter etc. Property has Power, Natural Gas, Water Well, and a septic system; therefore an excellent property to also build your Dream Home or Guesthouse on... Priced to sell, yours to enjoy! Quick Possession available. This property is a very private Countryside escape. Come see this Bird Watcher's Paradise with seasonal sights of Sandhill Cranes, Tundra Swans and ruffed Grouse. Call for more information.



Built in 1960

## Essential Information

MLS® #	A2198095
Price	\$229,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	4.50
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	25038 Twp Rd 462
Subdivision	NONE
City	Paradise Valley
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Available
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Many Trees,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Other, Wood
Foundation	Poured Concrete, Wood



**Additional Information**

Date Listed	March 1st, 2025
Days on Market	173
Zoning	CR-S

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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