

**71155 RGE RD 225**  
**Valleyview, Alberta**

**MLS # A2120975**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	16.46 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Level, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas, Oil
<b>Floors:</b>	Laminate, Linoleum, Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	A-1
<b>Utilities:</b>	-

**Inclusions:** 2 Fridges, 2 Stoves, 1 Dishwasher, 2 Washers & Dryers, Water Shed & Chicken Shed.

Prime location on pavement only 5 minutes from Valleyview! This 16.46 acre parcel has loads of potential; consisting of a 40 x 60 fully finished shop, and 2 mobile homes. The primary is a 1989 16 x 80 ft mobile with two additions and a covered deck, master bedroom with ensuite and also 2 more bedrooms and full bathroom. One addition is set up as the entrance/mudroom and the other a large bonus bedroom. The Septic tank and lines all new in 2021. The second mobile is a 1978; 14 x 65.5 ft with a 16 x 16 ft addition. It features a large entrance, good sized living room, 3 bedrooms and 1 bathroom, it has a metal roof, oil furnace, and new septic system and water lines. The Shop was built in 2001 and has in floor heat, sump, bathroom, and was recently refinished on the interior; metal walls and ceiling, new lighting, boiler in 2019 and upper mezzanine storage. The Water Well Drilling Report from 2005 has a flow rate of 8 gpm. The yard is well developed for trucks; plenty of parking & extra outside outlets for plugging in during the cold winter months or power your summer visitors. There is approx 8-10 open acres with plenty of grass; perfect to set up for animals and turn this into the ideal hobby farm. So many possibilities await! Seller is willing to consider trade for land in the Grande Prairie area. Call a Realtor for more info or to book a viewing.