

**68362 43 Highway**  
**Valleyview, Alberta**

**MLS # A2169426**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Gated, Parking Pad		
<b>Lot Size:</b>	22.62 Acres		
<b>Lot Feat:</b>	Brush, Gentle Sloping, Many Trees		

<b>Heating:</b>	Forced Air, Oil, Wood, Wood Stove	<b>Water:</b>	Dugout
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	21-68-22-W5
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	A-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan		

**Inclusions:** appliances if there are in as is where is condition

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.