

70538 Range Road 202
Valleyview, Alberta

MLS # A2192895



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,145 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	158.97 Acres		
Lot Feat:	Many Trees, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	A1
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Walk-In Closet(s)		

Inclusions: Water hauler. Backhoe is negotiable

Welcome to your own rural retreat on 158.97 acres in the heart of Alberta's countryside. This laid-back property offers a practical 3-bed, 2-bath home set on welded steel pilings, complete with a bright, open layout featuring vinyl plank flooring, a sit-up breakfast bar in the kitchen, and a cozy primary suite with an ensuite and walk-in closet. Outside, you'll find a natural haven surrounded by mature trees, a duck pond, and plenty of lawn space and trails—perfect for enjoying the outdoors. A fantastic outdoor fireplace and a pergola sets the scene for relaxed evenings, while the versatile 30 x 50 Quonset (ideal for a workshop or extra storage) and additional sheds add plenty of functional space. With around 90 acres recently logged yet still maintaining a robust tree cover, there's ample opportunity to work, live, play and relax in the outdoors. Located near Snipe Lake and expansive crown land, this is country living at its best—simple, practical, and full of potential.