# \$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.



#### **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 398 Zoning A-1

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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