

# \$249,000 - 25038 Twp Rd 462, Paradise Valley

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MLS® #A2198095

**\$249,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft  
Residential on 4.50 Acres

NONE, Paradise Valley, Alberta

Reduced Price - Motivated Sellers! Check out this Bird Watcher's Paradise with seasonal sights of Sandhill Cranes, Tundra Swans and ruffed Grouse. Looking for peace & quiet? This property is a very private Countryside escape. 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 and comes at this time with a \$5,000 Cashback Offer for Buyer(s)! Home & Garage have new shingles. Buyer may want to upgrade the bathtub and the rough concrete basement which is unfinished. If you love to tinker, there's 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 animals, Horses etc. Property has Power, Natural Gas, Water, and a septic system; therefore an excellent property to also build your Dream Home on... Priced to sell, yours to enjoy! Quick Possession available. Call for more information.



Built in 1960

## Essential Information

MLS® #	A2198095
Price	\$249,000

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, Natural Gas Available, Sewer Connected, Water Connected
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
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Lot Description	Back Yard, Front Yard, F Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Other, Wo
Foundation	Poured Concrete, Wood



**Additional Information**

Date Listed	March 1st, 2025
Days on Market	165
Zoning	CR-S

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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