

\$895,000 - 1376 732 Township, Rural Greenview No. 16, M.D. of

MLS® #A2203435

\$895,000

3 Bedroom, 2.00 Bathroom, 1,483 sqft
Residential on 160.00 Acres

NONE, Rural Greenview No. 16, M.D. of, Alberta

Situated on a forested quarter section, this property is an outdoor paradise.

Well-maintained trails wind through the landscape, boasting two ponds—one designed for swimming and another stocked with trout for fishing enthusiasts. For those seeking their own homestead or a recreational retreat, this home boasts front door access to outdoor activities such as hunting, trapping, fishing, quadding, or star gazing. City noise and lights will not find you here. Nestled at the end of a quiet country road, it provides a peaceful retreat while being less than 5 km off the pavement and 4 miles North of DeBolt golf course and their delicious burgers. A shooting range offers a dedicated space for target practice, while a rustic cabin with a wood stove provides an additional getaway for date nights.

If you need to roam further than your own 160 acres of land, a ½ mile to the west is a Duck Unlimited Wetland Reserve with an additional section of hunting territory and trails to explore.

The main house features a stylish three-bedroom, two-bathroom layout with oversized windows throughout the house. The wood stove in the living room creates a cozy and peaceful atmosphere. The kitchen is spacious and well-equipped, while the master bedroom boasts an ensuite and his-and-hers closets. A sunroom with removable windowpanes offers a bright and relaxing



space to enjoy the outdoors. Adding to the property's appeal, the large shop is a standout feature, including a separate woodworking area, ample storage, a sink, and in-floor heating. Above the shop, a stunning living space provides an additional three bedrooms, a full bathroom, a wood stove, and a spacious family room. A loft adds flexibility, serving as a fourth bedroom, den or home office. If you are looking for a peaceful family home and the ultimate recreational escape, this property delivers an unbeatable combination of comfort, adventure, and natural beauty. This rural oasis is private camping in your own back yard.

Built in 2005

Essential Information

MLS® #	A2203435
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	160.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	1376 732 Township
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0E7

Amenities

Parking	Off Street, See Remarks
---------	-------------------------

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Microwave Hood Fan, Washer, Window Coverings
------------	---

Heating	Forced Air
---------	------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Wood Burning Stove
------------	--------------------

Basement	None
----------	------

Exterior

Exterior Features	Dock, Fire Pit, Private Yard
-------------------	------------------------------

Lot Description	Many Trees, Private, See Remarks, Secluded
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding
--------------	--------------

Foundation	Wood, Piling(s)
------------	-----------------

Additional Information

Date Listed	March 18th, 2025
-------------	------------------

Days on Market	137
----------------	-----

Zoning	A-1
--------	-----

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.