

\$465,000 - 70308 Range Road 225, Valleyview

MLS® #A2217463

\$465,000

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 17.52 Acres

NONE, Valleyview, Alberta

STUNNING UPDATED BUNGALOW ON 17.52 ACRES OF PURE PEACE & PRIVACY!

Welcome to your dream acreage just minutes from Valleyview! This beautifully updated bungalow sits on 17.52 serene acres, offering the perfect blend of modern comfort and country living. With pavement right to your driveway and less than 1 km of gravel, this location combines convenience with seclusion. Step inside and you'll immediately feel at home. The main living space is bright, airy, and welcoming, featuring new laminate flooring. The kitchen is a true showstopper with ample cabinet and counter space, newer appliances (less than a year old) and a gorgeous live edge island that adds character and charm. The dining area opens through elegant patio doors to a massive wrap-around deck, perfect for BBQs, relaxing, or soaking up the sun. The cozy living room features a beautiful fireplace with a classic mantel, adding warmth and ambiance—a perfect place to unwind. It also provides deck access and is filled with natural light—an ideal spot for your morning coffee. The main floor features a spacious primary bedroom with a generous closet, two additional bedrooms, a full bathroom with new vinyl flooring, and a practical mudroom with extra storage—a must-have for acreage life. Downstairs, the fully finished basement includes a second primary bedroom with a huge walk-in closet, a large rec room, another full bathroom, laundry area, and plenty of extra storage. NOW



LETâ€™S TALK ABOUT THIS AMAZING 17.52 ACRE PARCEL WITH 2 DUGOUTS AND NUMEROUS OUTBUILDINGS. The large 26 by 35 detached garage adds massive amounts of storage or parking with fenced in dog kennel out back. Close by the house you will find a massive dugout, chicken coup, storage shed, horse shelter with power, heated water trough as well as a hydrant to upper field, massive amounts of steel paneling already set up for horses. Out back of the house you will find a large barn, round pen, 3 run in shelters, and small secondary dugout. The property is completely fenced ready for horses or other farm animals. This home is a must see, you will be charmed. Situated just outside of Valleyview, youâ€™ll have the best of both worlds, acreage life minutes away from town amenities. Act fast, this property wonâ€™t be on market for long! Directions: Heading East on HWY 43. Turn north at Range Road 225, property is located on your left. Signage is at the edge of the driveway.

Built in 1975

Essential Information

MLS® #	A2217463
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	17.52
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	70308 Range Road 225
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Kennel
Lot Description	Front Yard, Lawn, Private, Rectangular Lot, Brush, Cleared, Dog Run Fenced In, Farm, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	94
Zoning	AG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.