

# \$524,900 - 70104 230 Range W, Valleyview

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MLS® #A2188739

**\$524,900**

4 Bedroom, 1.00 Bathroom, 2,657 sqft

Residential on 45.00 Acres

NONE, Valleyview, Alberta

Fabulously maintained property has many upgrades. This manufactured home boasts 2 large additions (built in 2006 & 2013), 4 bedrooms, 2 bathrooms, laundry room. Upon entering the home you step into a very spacious foyer that has a coat closet and a large storage room to your left. You will then enter into a very large living room which offers a wood stove to warm those cold winter days. Stepping up into the dining room there you will find a gas fireplace for extra warmth on those blistering cold winter days. The kitchen is large enough to move around while you prepare that holiday meal for your family. The master bedroom boasts an ensuite which is a great place to pamper yourself at the end of a long day with its corner shower & jacuzzi tub. Strolling around outside brings you to a huge 60x42 shop for all your toys. The home was re shingled in fall of 2023 (except for the back porch which were still in great shape). There are numerous trees around the property. For additional storage there is an additional small out building, a green house, and a fire pit great for entertaining. This property is a must see if you are looking to escape city life for the country!



Built in 1998

## Essential Information

MLS® #                      A2188739

Price                        \$524,900

Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,657
Acres	45.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modern
Status	Active

### Community Information

Address	70104 230 Range W
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### Amenities

Parking	Quad or More Detached
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### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Large
Appliances	Dishwasher, Dryer, Refrigerator
Heating	Forced Air, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Garden
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information



Date Listed	January 19th, 2025
Days on Market	101
Zoning	AG1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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