

# **\$725,000 - 102077 Township Road 750, Valhalla Centre**

---

MLS® #A2229713

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 25.01 Acres

NONE, Valhalla Centre, Alberta

This home is a model of high quality products combined with great craftsmanship. As you approach the home there is a large apron of asphalt for parking, circling around to the garage entrance. The home has a nice large open entryway with a closet and access to the garage, a half bath and the laundry room. The kitchen area is surrounded with maple cabinets and a large breakfast bar made by "Lafleur Cabinets and Countertops". The open dining area has French doors leading out to a large deck and the living room is bright with large windows and a gas fireplace. The primary bedroom is large with lots of closet space. There is a full bathroom with a jetted tub between the two bedrooms on the main level. All bedrooms, up and down have full sized closets. The garage and the basement have in floor heating and the basement also has a certified wood burning stove. The basement has a large recreation room, 2 bedrooms and a 3 piece bathroom. There is also a utility room, storage room and a cold room. All the windows have UV protection. The home is in excellent condition and is a must see. In the yard there is a small storage shed with a dog kennel. Please note that the barn, small storage shed, shop, lean-to, scale house, feed bin and livestock lean-to's are all metal clad and metal roofed. The barn has a tack room, stalls, a maternity pen and a large open loft upstairs. The shop has a dirt floor with a lean-to on each side. The quonset is open to the South and has been used for a



livestock shelter. The dry storage area can be used for equipment. There are 3 flowing wells on the property, two which have been capped at this time. The corral system was designed with multiple pens. There is a metal alley way with a livestock squeeze (palpation cage included) that stays with the property. The scale is enclosed in the shed. The yard area is well sheltered from the North and West with spruce, poplar and various shrubs. There is a large lawn area and an entrance to the paved highway and the range road. This 25+/- acre parcel has lots to offer, book a showing to appreciate this property.

Built in 2002

### **Essential Information**

MLS® #	A2229713
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	25.01
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	102077 Township Road 750
Subdivision	NONE
City	Valhalla Centre
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3M0

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wood Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, See Remarks, Garden, Pasture, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Asphalt, ICFs (Insulated Concrete Forms)
Foundation	ICF Block, Perimeter Wall

## Additional Information

Date Listed	June 10th, 2025
Days on Market	2
Zoning	AG

## Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

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.