

# \$1,250,000 - 69434 Range Road 235, Valleyview

MLS® #A2233594

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 4,696 sqft

Residential on 143.00 Acres

NONE, Valleyview, Alberta

Welcome to Your Private Paradise â€” 143 Acres of Pure Potential!

Tucked away at the very end of a quiet dead-end road, this breathtaking 143-acre property with a stunning 4,696 sq ft custom home offers the ultimate in privacy, serenity, and endless opportunity. Surrounded by green space and natural beauty, it truly feels like your own secluded retreat.

As you travel down the picturesque, meadow-lined driveway, the home remains hidden from view offering a peaceful sense of escape. A gate at the top of the drive adds an extra layer of privacy, though the current owners have never needed to use it thanks to the friendly and watchful community. Further up the drive, the main residence awaitsâ€”but first, thereâ€™s so much more to explore outdoors:

Two Large Shops (26x36 and 56x60), one with an integrated woodshed.

Multiple Sheds, including a charming â€œShe Shedâ€•

Raised Garden Beds â€” ideal for growing your own fresh produce

Private Lagoon with Floating Dock â€” accessible by foot or quad

Childrenâ€™s Playground

Two Fire Pits (one covered) perfect for starlit gatherings

Covered Outdoor Entertainment Area and a small cabin that is currently used to showcase memorabilia (your own private museum) or it could be used as a playhouse for the kids.



Attached Two-Car Garage convenient and spacious

78±80 Acres of Hay Field ideal for agricultural use, income generation, or future development

The property is served by a cistern water system with two tanks (1,500-gallon and 1,250-gallon). It also features two separate septic systems—each servicing one side of the home—both located within a 110-ft trench with weeping tile for optimal drainage.

The Residence

This immaculate, custom-designed home offers flexible living arrangements and was crafted with care, comfort, and quality in mind.

The Cabin (Left Side):

2 Bedrooms, 1 Bathroom

Cozy Wood-Burning Fireplace

In-Suite Laundry

Private Entrance

Ideal for a guest suite, Airbnb, wellness space, or extended family

Main House:

2 Bedrooms

Full Bathroom

Dedicated Laundry Room

Elegant Two-Sided Gas Fireplace in the Master Suite

Spacious Chef's Kitchen with High-End Jenn Air Appliances perfect for culinary enthusiasts and entertainers

Connected to the cabin via a light-filled breezeway

Every detail of this home reflects pride of ownership and thoughtful design. Whether you're dreaming of a multi-generational residence, an income-producing retreat, or simply a peaceful escape from the everyday—this exceptional estate delivers. The potential to expand this property are endless.

The owners are ready to retire and pass on this one-of-a-kind sanctuary to its next stewards. Don't miss your chance to

experience it in personâ€”book your private viewing with me or your favorite agent today!

Built in 2015

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2233594                                  |
| Price          | \$1,250,000                               |
| Bedrooms       | 4                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 4,696                                     |
| Acres          | 143.00                                    |
| Year Built     | 2015                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 69434 Range Road 235      |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H3N0                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 20                                  |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |
| Waterfront     | Lagoon                              |

### Interior

|                   |                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Storage, Tankless Hot Water, Beamed Ceilings, Crown Molding, Central Vacuum, Granite Counters, Jetted Tub, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Refrigerator,                                                                                                                                                                                                             |

|                 |                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Washer/Dryer, Built-In Electric Range, Oven-Built-In, Convection Oven, Double Oven, Electric Cooktop, Stove(s), Tankless Water Heater, Warming Drawer, Window Coverings |
| Heating         | Forced Air, Fireplace(s), High Efficiency                                                                                                                               |
| Cooling         | ENERGY STAR Qualified Equipment                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                                     |
| # of Fireplaces | 3                                                                                                                                                                       |
| Fireplaces      | Gas, Wood Burning, Double Sided, Insert                                                                                                                                 |
| Basement        | None                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage, Dock, Fire Pit, Playground, Private Entrance                                                                                                        |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Few Trees, Gazebo, Pasture, Secluded |
| Roof              | Metal                                                                                                                                                                               |
| Construction      | Vinyl Siding, Mixed, Stone                                                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 85              |
| Zoning         | A-1             |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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