

# \$639,000 - 22268 Township Road 691, Valleyview

MLS® #A2240800

**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,379 sqft

Residential on 33.29 Acres

NONE, Valleyview, Alberta

All you need and more! This acreage has it! 4 bedroom home, 2 bath, office, Large lower level family room, storage and more. In the entryway, there is a 3 pc bathroom (with Shower), coat closet and laundry facilities. Just up from there is the U shaped kitchen with breakfast bar, Dining room, then living room. 3 bedrooms on the main level and a 3 pc bathroom with a soaker tub. Down the stairs to the Office?den and 4th bedroom, A large family room, a storage room, and the large furnace room and wood storage. It has an energy efficient NG furnace AND a wood fired furnace if your willing to do the work. 2 car heated detached garage (30'x 28') by the house. Decks are 9'6" x 36' on the entry side and 11'6" x 30 off the dining room. Down the lane you have a guest cabin, a Log barn on cement foundation and water hydrant inside, pens for livestock, newer livestock waterer. And a 30' x 40' heated shop with mezzanine (newer OHD and opener) and a 15' enclosed storage on the side. All this and over 33 acres of land. Just 6. 1/2 miles south of Valleyview, just off of Highway 43.

Built in 1982

## Essential Information

MLS® # A2240800

Price \$639,000



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,379                            |
| Acres          | 33.29                            |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 22268 Township Road 691   |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### **Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                |
| Parking Spaces | 12                                                          |
| Parking        | Double Garage Detached, Gravel Driveway, Multiple Driveways |
| # of Garages   | 2                                                           |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar, See Remarks, Soaking Tub, Storage        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer        |
| Heating           | High Efficiency, Natural Gas, Wood, Other, Wall Furnace |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other, Storage                      |
| Lot Description   | Many Trees                          |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Wood Frame, Other |
| Foundation        | Wood                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 102             |
| Zoning         | A-1             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Royal LePage Redwillo Realty |
|----------------|------------------------------|

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