

# \$265,000 - 68362 43 Highway, Valleyview

MLS® #A2169426

**\$265,000**

2 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 22.62 Acres

NONE, Valleyview, Alberta

Basic tin-roof bungalow plus a shop on 22 acres features two bedrooms, laundry room with kitchen open to living room area anchored by a wood fireplace for cozy heat. Shop's enclosed area about 18' X 42' with about 14' high door (with overhang 36' X 42' overall). Balanced mix of trees and open space to suit any rural lifestyle. Dugout for water and diesel oil furnace. Old drilled well on site too. 18 km south of Valleyview set back from highway 43. Great privacy yet close enough to town for conveniences.

Built in 2007

## Essential Information

MLS® #	A2169426
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	22.62
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address 68362 43 Highway



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

### Amenities

Utilities	Electricity Available
Parking	Additional Parking, Asphalt, Driveway, Gated, Parking Pad

### Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan
Appliances	Dishwasher, Electric Stove, Freezer, Washer/Dryer
Heating	Forced Air, Oil, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Brush, Gentle Sloping, Many Trees
Roof	Metal
Construction	Other, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	September 30th, 2024
Days on Market	202
Zoning	A-1

### Listing Details

Listing Office	RE/MAX Grande Prairie
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