

# **\$399,900 - 72338 Rge Rd 224, Rural Greenview No. 16, M.D. of**

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MLS® #A2199214

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,859 sqft  
Residential on 17.00 Acres

NONE, Rural Greenview No. 16, M.D. of, Alberta

Looking for a little peace and privacy? Maybe some space to raise a few animals? Want a spacious home but don't love stairs? If you said yes to all these, then this is probably the spot for you! Located 20 minutes north of Valleyview on 17 acres is this spacious ranch style home. Finished with 4 spacious bedrooms including the primary suite with dual closets and ensuite bathroom, two additional washrooms, 2 living room spaces and a large kitchen with adjoining dining, this home has plenty of space for the entire family without having to send someone to a dark cold basement. The house also has an attached garage and a beautiful covered rear deck. Outside there is a secondary 20x30 detached garage, perfect for your projects or additional storage. There is also a shelter that has been purposed as a barns and chicken house in recent years. The yard is divided up with approximately 12 acres of pasture land along the south boundary and the remaining 5 acres is a mix of lawn, garden and treed area along the north boundary of the property. You are sure to love the space carved in the trees for a firepit and the trails through the trees that look out towards the creek on the neighboring property. Located just a couple miles from crown land for the avid hunter or outdoorsman. This is truly a unique property so call your favorite Real Estate Professional and book a



viewing today!

Built in 1989

### Essential Information

MLS® #	A2199214
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	17.00
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	72338 Rge Rd 224
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking	Double Garage Attached, Double Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Bookcases
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Garden, Many Trees, Native Plants, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete, Perimeter Wall

## Additional Information

Date Listed	March 10th, 2025
Days on Market	37
Zoning	A1

## Listing Details

Listing Office	Royal LePage - The Realty Group
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