# \$510,000 - 70104 230 Range W, Valleyview

MLS® #A2188739

### \$510,000

4 Bedroom, 1.00 Bathroom, 2,657 sqft Residential on 45.00 Acres

NONE, Valleyview, Alberta

Fabulously maintained property has many upgrades. This manufactured home boasts 2 large additions (built in 2006 & 2013), 4 bedrooms, 2 bathrooms, laundry room. Upon entering the home you step into a very spacious fover that has a coat closet and a large storage room to your left. You will then enter into a very large living room which offers a wood stove to warm those cold winter days. Stepping up into the dining room there you will find a gas fireplace for extra warmth on those blistering cold winter days. The kitchen is large enough to move around while you prepare that holiday meal for your family. The master bedroom boasts an ensuite which is a great place to pamper yourself at the end of a long day with its corner shower & jacuzzi tub. Strolling around outside brings you to a huge 60x42 shop for all your toys. The home was re shingled in fall of 2023 (except for the back porch which were still in great shape). There are numerous trees around the property. For additional storage there is an additional small out building, a green house, and a fire pit great for entertaining. This property is a must see if you are looking to escape city life for the country!



#### **Essential Information**

MLS® # A2188739 Price \$510,000







Bedrooms 4

Bathrooms 1.00

Full Baths 1

Year Built

Square Footage 2,657

Acres 45.00

Type Residential

Sub-Type Detached

Style Acreage with Residence, Mobile

1998

Status Active

## **Community Information**

Address 70104 230 Range W

Subdivision NONE

City Valleyview

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H3N0

#### **Amenities**

Parking Quad or More Detached

#### Interior

Interior Features Ceiling Fan(s), Jetted Tub, Laminate Counters

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Range

Heating Forced Air, Fireplace(s), Wood Stove

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Landscaped, Lawn, Private, Back Yard, Few Trees, Garden, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Piling(s)

#### **Additional Information**

Date Listed January 19th, 2025

Days on Market 290 Zoning AG1

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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