

\$315,000 - 35006 Twp Rd 471, Paradise Valley

MLS® #A2229286

\$315,000

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 2.57 Acres

NONE, Paradise Valley, Alberta

Peaceful bliss on a quiet 2.57ac acreage is likely what awaits new owners at this property. Mature Trees, spacious lawns, shade & sunshine all in one location. This nicely renovated Bungalow has a beautiful new Custom Kitchen built by a local respected craftsman. Home comes with all key Appliances, and also has a wall mounted A/C Unit. Main floor has been very nicely renovated and offers 2 bedrooms, 4pc Bathroom, inviting Livingroom and main floor laundry. Basement is all framed & drywalled, thus waiting for your final touches. As per layout it includes 2 more future bedrooms, bathroom, bonus room, utility room, and a large recreation/family room. Home is appointed with a large 310sq ft East facing Deck. Attached to the House is a large handy Single Car Garage, and there is also a separate spacious Canvas Shelter for your enjoyment and extra storage. Property has natural gas, septic system and new water well. New Power Utility is also being brought in by the Seller. Perfect opportunity for Buyer(s) to enjoy this property at an affordable price. Quick Possession is available. Call Today!

Built in 1972

Essential Information

MLS® # A2229286

Price \$315,000



| | |
|----------------|----------------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 970 |
| Acres | 2.57 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 35006 Twp Rd 471 |
| Subdivision | NONE |
| City | Paradise Valley |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 3R0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 6 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Other |
| Lot Description | Back Yard, Treed |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | June 8th, 2025 |
| Days on Market | 25 |
| Zoning | CR-S- Country Residential |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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