

\$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 | 61 |
| Zoning | A-1 |

Listing Details

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

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