

# \$549,900 - 22356 703 Township, Valleyview

MLS® #A2264053

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,488 sqft

Residential on 136.17 Acres

NONE, Valleyview, Alberta

2,248 SQFT OF LIVABLE SPACE - RARE CHANCE TO HAVE ACREAGE LIVING BORDERING TOWN OF VALLEYVIEW WITH MAIN HIGHWAY ADVERTISING!!! Discover 134.17 acres SUBDIVIDED INTO 3 LOTS, offering endless opportunity bordering the Town of Valleyview. This mixed-use parcel provides exceptional versatility with zoning for both M-1 (Light Industrial) and A-1 (Agriculture 1) uses -plus some farmable land that adds even more value for those interested in agricultural potential.

Included on the property is a 1,488 sq. ft. 3-bedroom, 2-bathroom bungalow with an attached 760+ sq. ft. garage/bonus room, offering plenty of space for parking, storage, or even a man cave/lady lair. A 40' x 80' shop with three overhead doors allows for convenient drive-thru access, perfect for business operations or large-scale storage. Multiple outbuildings also come with the land, adding to its utility.

Access points include entry from 50th Avenue via Township Road 703, approaches off Range Road 224, and another approach leading to a powered site. The land also features multiple dugouts and a seasonal creek, making it as scenic as it is functional.

Zoning Flexibility Adds Major Value:

A-1 (Agriculture 1) District

• Permitted uses: Cabin, Apiary, Greenhouse, and more

• Discretionary uses: Abattoir, Compressor Station, and other ag/resource-related



developments

M-1 (Light Industrial) District

â€¢ Permitted uses: Oilfield Service, Shipping Containers, and various light industrial activities

â€¢ Discretionary uses: Bulk Fueling Station, Trucking Operations, and more

Whether you're looking to start a business, enjoy country living, or establish a hobby farm, this property offers limitless potential in a prime location.

Be sure to contact the M.D. of Greenview for full details on permitted and discretionary land uses.

Built in 1974

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2264053                         |
| Price          | \$549,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,488                            |
| Acres          | 136.17                           |
| Year Built     | 1974                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 22356 703 Township        |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

## Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | See Remarks                        |
| Appliances        | Dishwasher, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Wood Stove             |
| Cooling           | None                               |
| Basement          | None                               |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Lot Description   | Irregular Lot, Other, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Piling(s)                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 1                  |
| Zoning         | M1 & A1            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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