

# \$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, Multiple Driveways, Gravel Driveway |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar, See Remarks, Storage, Soaking Tub        |
| 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, Other, Wood Frame |
| Foundation        | Wood                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 30              |
| Zoning         | A-1             |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.