

# **\$680,000 - 70341 Rr 222, Rural Greenview No. 16, M.D. of**

---

MLS® #A2132563

**\$680,000**

5 Bedroom, 2.00 Bathroom, 1,600 sqft  
Residential on 8.82 Acres

NONE, Rural Greenview No. 16, M.D. of,  
Alberta

Welcome to this stunning 5-bedroom, 2-bathroom home set on an expansive 8.82-acre acreage, on beautiful crown land, offering the perfect blend of country living and modern convenience. As you enter the home, you'll immediately appreciate the abundance of natural light streaming through the beautiful skylights throughout the house. These skylights, combined with numerous large windows, illuminate the spacious interiors and highlight the natural woodwork finishes, creating a warm and inviting atmosphere. The gorgeous living area is bathed in natural light thanks to the skylights and large windows, providing a serene and airy ambiance. The kitchen is a chef's delight, boasting an abundance of cabinetry and countertop space, along with an eat-up bar perfect for casual dining. The adjoining dining area features patio doors that open to a deck, ideal for outdoor dining and entertaining. The primary bedroom features a large walk-in closet and direct access to a 4-piece bathroom, which also includes a skylight for added brightness. Two additional bedrooms on the main floor provide ample space for family or guests, and the dedicated laundry room adds to the home's convenience. Downstairs, a cozy yet spacious family room awaits, complete with a beautiful stone wood-burning fireplace and a wet bar, making it perfect for hosting and



entertaining. This lower level also includes two more bedrooms, an office, and a large storage room, as well as direct access to the garage. Outside, you'll find a double-car garage for parking convenience, a large 40x60 shop, and a shed for all your storage needs. The 8.82-acre property is beautifully treed and adorned with many perennials, creating your own private country retreat. Despite its tranquil setting, the home is in close proximity to town, offering the best of both worlds. Don't miss this opportunity to experience country living at its finest. Check it out today!

Built in 1988

### Essential Information

MLS® #	A2132563
Price	\$680,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	8.82
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	70341 Rr 222
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### Amenities

Parking	Double Garage Attached
---------	------------------------

# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Family Room, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Low Maintenance Landscape, Native Plants, No Neighbours Behind, Private, Secluded

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed December 6th, 2024

Days on Market 201

Zoning Crown Land

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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.