# \$895,000 - 1376 732 Township, Rural Greenview No. 16, M.D. of

MLS® #A2203435

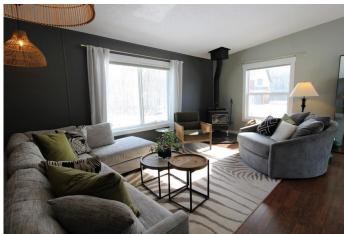
#### \$895,000

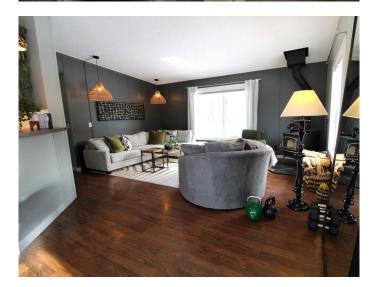
3 Bedroom, 2.00 Bathroom, 1,483 sqft Residential on 160.00 Acres

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

Situated on a forested quarter section, this property is an outdoor paradise. Well-maintained trails wind through the landscape, boasting two pondsâ€"one designed for swimming and another stocked with trout for fishing enthusiasts. For those seeking their own homestead or a recreational retreat, this home boasts front door access to outdoor activities such as hunting, trapping, fishing, quadding, or star gazing. City noise and lights will not find you here. Nestled at the end of a quiet country road, it provides a peaceful retreat while being less than 5 km off the pavement and 4 miles North of DeBolt golf course and their delicious burgers. A shooting range offers a dedicated space for target practice, while a rustic cabin with a wood stove provides an additional getaway for date nights. If you need to roam further than your own 160 acres of land, a  $\hat{A}^{1/2}$  mile to the west is a Duck Unlimited Wetland Reserve with an additional section of hunting territory and trails to explore. The main house features a stylish three-bedroom, two-bathroom layout with oversized windows throughout the house. The wood stove in the living room creates a cozy and peaceful atmosphere. The kitchen is spacious and well-equipped, while the master bedroom boasts an ensuite and his-and-hers closets. A sunroom with removable windowpanes offers a bright and relaxing







space to enjoy the outdoors. Adding to the property's appeal, the large shop is a standout feature, including a separate woodworking area, ample storage, a sink, and in-floor heating. Above the shop, a stunning living space provides an additional three bedrooms, a full bathroom, a wood stove, and a spacious family room. A loft adds flexibility, serving as a fourth bedroom, den or home office. If you are looking for a peaceful family home and the ultimate recreational escape, this property delivers an unbeatable combination of comfort, adventure, and natural beauty. This rural oasis is private camping in your own back yard.

Built in 2005

## **Essential Information**

MLS® #	A2203435
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	160.00
Year Built	2005
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

#### **Community Information**

Address	1376 732 Township
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0E7

#### Amenities

Parking	Off Street, See Remarks
Interior	
Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None
Exterior	
Exterior Features	Dock, Fire Pit, Private Yard

Exterior Features	Dock, Fire Pit, Private Yard
Lot Description	Many Trees, Private, Secluded, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), Wood

## **Additional Information**

Date Listed	March 18th, 2025
Days on Market	121
Zoning	A-1

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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