

\$549,900 - 22356 703 Township, Valleyview

MLS® #A2264053

\$549,900

3 Bedroom, 2.00 Bathroom, 1,488 sqft

Residential on 134.17 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	134.17
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	7
Zoning	M1 & A1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.