

\$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 ponds—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 ½ 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 |
| Type | 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 |
|-------------------|-------------|

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|------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
|------------|---|

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|---------|------------|
| Heating | Forced Air |
|---------|------------|

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|---------|------|
| Cooling | None |
|---------|------|

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|-----------|-----|
| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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|------------|--------------------|
| Fireplaces | Wood Burning Stove |
|------------|--------------------|

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| Basement | None |
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Exterior

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|-------------------|------------------------------|
| Exterior Features | Fire Pit, Private Yard, Dock |
|-------------------|------------------------------|

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|-----------------|--|
| Lot Description | Many Trees, Private, Secluded, See Remarks |
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|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

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|--------------|--------------|
| Construction | Vinyl Siding |
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| Foundation | Wood, Piling(s) |
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Additional Information

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| Date Listed | March 18th, 2025 |
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|----------------|----|
| Days on Market | 87 |
|----------------|----|

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| Zoning | A-1 |
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Listing Details

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| Listing Office | RE/MAX Grande Prairie |
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