

# \$315,000 - 35006 Twp Rd 471, Paradise Valley

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MLS® #A2229286

**\$315,000**

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 2.57 Acres

NONE, Paradise Valley, Alberta

Peaceful bliss on a quiet 2.57ac acreage is likely what awaits new owners at this property. Mature Trees, spacious lawns, shade & sunshine all in one location. This nicely renovated Bungalow has a beautiful new Custom Kitchen built by a local respected craftsman. Home comes with all key Appliances, and also has a wall mounted A/C Unit. Main floor has been very nicely renovated and offers 2 bedrooms, 4pc Bathroom, inviting Livingroom and main floor laundry. Basement is all framed & drywalled, thus waiting for your final touches. As per layout it includes 2 more future bedrooms, bathroom, bonus room, utility room, and a large recreation/family room. Home is appointed with a large 310sq ft East facing Deck. Attached to the House is a large handy Single Car Garage, and there is also a separate spacious Canvas Shelter for your enjoyment and extra storage. Property has natural gas, septic system and new water well. New Power Utility is also being brought in by the Seller. Perfect opportunity for Buyer(s) to enjoy this property at an affordable price. Quick Possession is available. Call Today!

Built in 1972

## Essential Information

MLS® # A2229286

Price \$315,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	970
Acres	2.57
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	35006 Twp Rd 471
Subdivision	NONE
City	Paradise Valley
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	80
Zoning	CR-S- Country Residential

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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