

\$399,000 - 23074 Twp Rd 730, Rural Greenview No. 16, M.D. of

MLS® #A2257610

\$399,000

3 Bedroom, 3.00 Bathroom, 1,965 sqft
Residential on 16.79 Acres

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

This charming property offers the perfect balance of modern comfort and tranquil country living. Set on 16.79 acres, it provides the ideal retreat with privacy, space, and convenience. Step inside and be welcomed by an abundance of natural light pouring through expansive windows, showcasing the home's open layout and warm natural wood finishes. The bright and inviting living and dining areas create a serene atmosphere, ideal for both everyday living and entertaining. The kitchen is a chef's dream, featuring oak cabinetry, generous counter space, a gas stove, and a spacious walk-in pantry. The primary suite is a private haven, complete with a walk-in closet, deck access, and a three-piece ensuite with a soaker tub and main-floor laundry. A four-piece guest bathroom completes the main level. Upstairs, you'll find two additional bedrooms, a convenient two-piece bathroom, and a large loft. A versatile space perfect for a family room, home office, or hobby area. Outside, a heated double-car garage offers both parking and storage, while the surrounding landscape is adorned with mature trees and established perennials, creating your own peaceful country oasis. This property is a dream for outdoor enthusiasts, offering endless opportunities for gardening, quadding, and evenings around the firepit. Whether



youâ€™re seeking solitude, recreation, or a slower pace, this home truly has it all. Despite its serene setting, the property is just 30 minutes from Valleyview, giving you theÂ best of both worlds, privacy and accessibility. Donâ€™t miss your chance to call this stunning property home.Â Schedule your showing today and experience country living at its finest.

Built in 2009

Essential Information

MLS® #	A2257610
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	16.79
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	23074 Twp Rd 730
Subdivision	NONE
City	Rural Greenview No. 16, M.D. of
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0C8

Amenities

Parking	Double Garage Detached, Heated Garage, Parking Pad, Gravel Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Natural Woodwork
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 23rd, 2025
Days on Market	36
Zoning	Agriculture One

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.