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1376 732 Township  
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2203435



**\$895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, See Remarks		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Many Trees, Private, Secluded, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s), Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	Cistern, Dugout
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	16-73-1-W6
<b>Zoning:</b>	A-1
<b>Utilities:</b>	-

**Inclusions:** Fridge in laundry room

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  $\frac{1}{2}$  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.