

69067 HWY 40
Rural Greenview No. 16, M.D. of, Alberta

MLS # A2081576



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,180 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	111.52 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden,		

Heating:	High Efficiency, In Floor, Fireplace(s), Hot Water, Natural Gas, Other, Propane	Water:	Municipal
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-69-6-W6
Exterior:	Log	Zoning:	Agriculture One
Foundation:	Slab, Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan		

Inclusions: Pool Table, Shuffleboard, Downstairs Furniture, greenhouses, sheds, all outbuildings.

Experience the perfect blend of country living just 25 minutes from Grande Prairie with this breathtaking 111-acre property. This exquisite log home boasts approximately 2,180 square feet of quality craftsmanship, featuring 5 spacious bedrooms and 4 luxurious bathrooms. Step inside to discover cathedral ceilings, a striking rock-feature wood-burning fireplace, and a cozy loft. The open-concept layout flows seamlessly into a beautifully renovated kitchen with ample cabinetry, granite countertops, and high-end appliances, including a 6-burner gas stove and a large fridge-freezer combo. Enjoy outdoor living with easy access from the dining area to a spacious deck, perfect for soaking up the sun, barbecuing, or unwinding in the hot tub. The lower level is an entertainer's dream, featuring a fantastic bar area, a pool table, shuffleboard, and a spacious rec room with brand new carpet—ideal for making memories with family and friends. Additional highlights include a newly poured sidewalk from the garage to the house, Recently media blasted and re-stained exterior, New vinyl plank flooring on the main floor, a Central vacuum system, window coverings, and a 5-year-old water system, and a 4-year-old septic system and boiler, along with a 3-year-old hot water tank. The property also features a remarkable 35x40 garage, completed in 2020, equipped with 220 wiring, radiant heating, drainage, two large overhead doors, and a concrete parking pad. A 24x35 woodshop includes a furnace, while a new 16x20 greenhouse and expansive garden area add to the allure. Additional structures include a 10x10 wood shed, two chicken coops (8x16 & 16x20), and a fully fenced pigpen. This beautifully landscaped property is a dream home, offering endless outdoor play areas and thoughtful design. Don't miss this rare opportunity—come and see it for yourself!