

\$249,000 - 25038 Twp Rd 462, Paradise Valley

MLS® #A2198095

\$249,000

2 Bedroom, 1.00 Bathroom, 1,248 sqft
Residential on 4.50 Acres

NONE, Paradise Valley, Alberta

Reduced Price - Motivated Sellers! Check out this Bird Watcher's Paradise with seasonal sights of Sandhill Cranes, Tundra Swans and ruffed Grouse. Looking for peace & quiet? This property is a very private Countryside escape. Blessed with mature trees, raised garden beds & large yard, this 2 Bedroom 1248 sq ft Home with large sunk-in Livingroom & fireplace has plenty to offer the right buyer and comes at this time with a \$5,000 Cashback Offer for Buyer(s)! Home & Garage have new shingles. Buyer may want to upgrade the bathtub and the rough concrete basement which is unfinished. If you love to tinker, there's a large insulated 24ft x 40ft double garage with workshop area that has a double barrel style woodstove. Also attached is a 24ft x 38ft metal clad Polished that could serve many purposes like: Vehicle or Equipment storage, Small animals, Horses etc. Property has Power, Natural Gas, Water, and a septic system; therefore an excellent property to also build your Dream Home on... Priced to sell, yours to enjoy! Quick Possession available. Call for more information.



Built in 1960

Essential Information

MLS® #	A2198095
Price	\$249,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	4.50
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	25038 Twp Rd 462
Subdivision	NONE
City	Paradise Valley
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 3R0

Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
-------------------	----------

Lot Description	Back Yard, Front Yard, F Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Other, Wo
Foundation	Poured Concrete, Wood



Additional Information

Date Listed	March 1st, 2025
Days on Market	151
Zoning	CR-S

Listing Details

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.