

**21553 Township Road 703**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2249317**



**\$340,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	6.20 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-70-21-W5
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	A-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Discover peace, privacy, and potential on this beautifully set-up 6.2-acre property, just 7 minutes from Valleyview. Surrounded by mature trees, this serene acreage offers the perfect blend of seclusion and convenience in a quiet, friendly neighborhood. The home is a 2016, 1,200 sq ft, 3 bedroom 2 bath mobile home with a brand new 300 sq ft addition with a wood stove built in 2024, providing comfortable and functional living space. It's serviced by an artesian well and includes an insulated watershed, ideal for year-round use. Homesteaders will appreciate the extensive setup: • Fenced areas for animals • A chicken coop and small barn • Large, established garden space • New fruit trees thoughtfully planted throughout the property Unwind around the gorgeous fire pit that overlooks a natural oxbow, or take a short quad ride to the neighboring river access with a sandy beach—a perfect summer retreat. Whether you're looking to start your homestead journey or simply enjoy country living with modern comforts, this property is a rare gem. Move-in ready and waiting for you!