

# **\$1,590,000 - 67406 Range Road 235, Rural Greenview M.D.**

MLS® #E4436396

**\$1,590,000**

3 Bedroom, 2.00 Bathroom, 2,064 sqft

Rural on 927.00 Acres

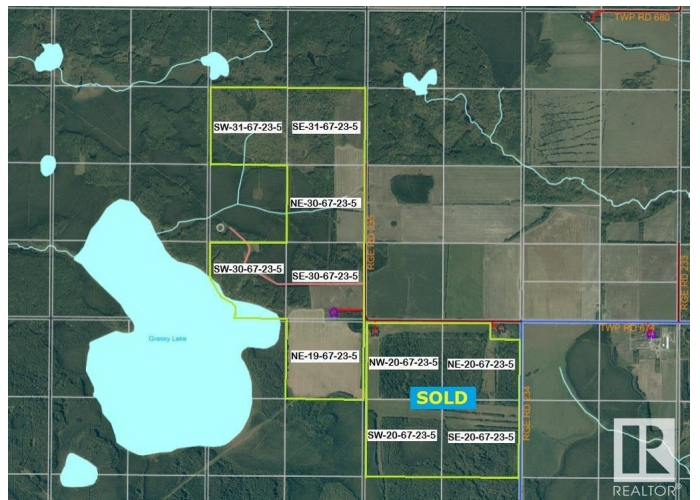
None, Rural Greenview M.D., AB

6 quarters for sale as a package for a total of 927 acres with approx 448 acres open. Around 200 acres used for hay, balance of open acres in pasture with the rest in bush and mature trees. Parcels border Snuff Mountain game reserve to the West. Direct lake front access through quarter that borders the lake, property runs right to the water's edge. Multiple water sources such as the lake, creek, dugout and drilled well. Yard site with house is located in a scenic setting with tree coverage to the East overlooking the lake to the West. House has been vacant for years and is for salvage value only. Ceiling has collapsed due to moisture in the upper level, basement walls are bowing inwards. Yard site is serviced with power & natural gas. Open discharge septic, drilled well. 4 wire barbed fencing installed 13 years ago. Plenty of land to expand your current operations with option to develop the yard site if desired.

Built in 1980

## **Essential Information**

MLS® #	E4436396
Price	\$1,590,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,064
Acres	927.00
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	67406 Range Road 235
Area	Rural Greenview M.D.
Subdivision	None
City	Rural Greenview M.D.
County	ALBERTA
Province	AB
Postal Code	T0H 3Z0

### Amenities

Features	Hot Water Natural Gas, Parking-Extra, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Lake Access Property, Lake View, Private Setting, See Remarks, Partially Fenced
Construction	Wood
Foundation	Block, Brick, Stone

### Additional Information

Date Listed	May 14th, 2025
Days on Market	49
Zoning	Zone Z

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Listing information last updated on July 2nd, 2025 at 2:17am MDT