

# \$229,000 - 25038 Twp Rd 462, Paradise Valley

---

MLS® #A2198095

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 4.50 Acres

NONE, Paradise Valley, Alberta

Reduced Price - Motivated Sellers! Looking for peace & quiet? 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! Home & Garage have new shingles. Buyer may want to upgrade the bathtub and the rough concrete basement which is unfinished. If you love to keep busy, there is 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 animal or Horse shelter etc. Property has Power, Natural Gas, Water Well, and a septic system; therefore an excellent property to also build your Dream Home or Guesthouse on... Priced to sell, yours to enjoy! Quick Possession available. This property is a very private Countryside escape. Come see this Bird Watcher's Paradise with seasonal sights of Sandhill Cranes, Tundra Swans and ruffed Grouse. Call for more information.



Built in 1960

## Essential Information

MLS® #	A2198095
Price	\$229,000
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, Sewer Connected, Water Connected, Natural Gas Available
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, Fruit Trees/Shrub(s), Front Yard, Lawn, Many Trees,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Other, Wood
Foundation	Poured Concrete, Wood



**Additional Information**

Date Listed	March 1st, 2025
Days on Market	169
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.