

# \$1,200,000 - 70441 Range Road 255, Ridgevalley

MLS® #A2234164

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 1,725 sqft

Residential on 160.00 Acres

NONE, Ridgevalley, Alberta

What an opportunity! Take advantage of this rare opportunity to purchase a full quarter section with a beautiful home and yard overlooking the picturesque Clarkson Valley. Located 50 minutes east of Grande Prairie, 25 minutes west of Valleyview and just a short jaunt to Ridgevalley, Crooked Creek and the beautiful Swan Lake. While 16 acres are reserved for the private, treed yard site the additional 146 acres is open for cultivation. The home itself is bright and open with an abundance of windows throughout the living space. Walking into the home you enter the beautiful living room, with chalet style windows, vaulted ceilings and enough space for a large family gathering. The abutting kitchen has plenty of storage and an abundance of counter space with two walls of cabinets, a center island and a corner pantry, while the dining room has lots of room as well, space for a large farmhouse table and great views of the deck and yard. Beyond the dining space is the side entry then an open office area with access to the laundry room and the half bath. Rounding out the main floor is a full washroom beside the two kids rooms and the primary bedroom with ensuite and walk-in closet. Downstairs is where all the fun happens, with a built-in bar area beside the huge rec room featuring space for a pool table, air hockey table and still lots of space around the TV. The basement also has a large bedroom and a full bathroom. There is both an attached garage (24x26) with double doors



and a detached garage (26x28) providing lots of room for your vehicles, toys or tools. Whether you're looking to homestead, want some room for your horses or are looking to add acres to your farm this is a great option. Call your favorite real estate professional for more information or to book a viewing today!

Built in 2001

### Essential Information

MLS® #	A2234164
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,725
Acres	160.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	70441 Range Road 255
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0Y0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, See Remarks,
-------------------	---

	Vaulted Ceiling(s), Wet Bar, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Gentle Sloping, Many Trees
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	June 24th, 2025
Days on Market	9
Zoning	A-1 Agricultural One

## Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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