



22356 703 Township , Valleyview, Alberta - \$599,900



Main Photo

Property Description

Discover 136.17 acres SUBDIVIDED INTO 4 LOTS, offering endless opportunity bordering the Town of Valleyview. This mixed-use parcel provides exceptional versatility with zoning for both M-1 (Light Industrial) and A-1 (Agriculture 1) uses -plus some farmable land that adds even more value for those interested in agricultural potential.

Included on the property is a 1,488 sq. ft. 3-bedroom, 2-bathroom bungalow with an attached 760+ sq. ft. garage/bonus room, offering plenty of space for parking, storage, or even a man cave/lady lair. A 40' x 80' shop with three overhead doors allows for convenient drive-thru access, perfect for business operations or large-scale storage. Multiple outbuildings also come with the land, adding to its utility.



Access points include entry from 50th Avenue via Township Road 703, approaches off Range Road 224, and another approach leading to a powered site. The land also features multiple dugouts and a seasonal creek, making it as scenic as it is functional.

Zoning Flexibility Adds Major Value:

A-1 (Agriculture 1) District

- Permitted uses: Cabin, Apiary, Greenhouse, and more
- Discretionary uses: Abattoir, Compressor Station, and other ag/resource-related developments

M-1 (Light Industrial) District

- Permitted uses: Oilfield Service, Shipping Containers, and various light industrial activities
- Discretionary uses: Bulk Fueling Station, Trucking Operations, and more

Whether you're looking to start a business, enjoy country living, or establish a hobby farm, this property offers limitless potential in a prime location.

Be sure to contact the M.D. of Greenview for full details on permitted and discretionary land uses.

REALTOR Referral



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Photos
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