

**SE-30-70-21-5****MLS # A2261500****Rural Greenview No. 16, M.D. of, Alberta****\$159,900****Division:** NONE**Lot Size:** 18.53 Acres**Lot Feat:** -**By Town:** Valleyview**LLD:** 30-70-21-W5**Zoning:** A-1**Water:** None**Sewer:** -**Utilities:** Natural Gas Paid, Electricity at Lot Line

18.53 Acres of Opportunity — Ready for Your Dream Acreage Near Valleyview Surrounded by pristine farmland and endless views, this 18.53-acre parcel offers the perfect canvas for your dream homestead. Zoned A1, the property provides flexibility for residential, agricultural, or shop use — ideal for those seeking both space and purpose. Located on Highway 669, just 5 minutes from Valleyview, the parcel sits on the north side of the road with paved access right to the property. An approach and access road are already built, requiring only a final layer of gravel to finish. Essential services are well underway — a power pole is installed and fully paid, while natural gas service is pre-paid and under a \$12/year holding contract until connection. With utilities ready and only your water well and septic system left to install, this property is truly plug-and-play ready for development. Whether you're envisioning a modern acreage retreat, a family homestead, or a country property with room for a shop, this parcel delivers the space, access, and potential to bring your vision to life. A rare opportunity — peaceful prairie living with convenience at your doorstep.