

# \$450,000 - 616 Riverview Place, Longview

MLS® #A2212920

**\$450,000**

2 Bedroom, 1.00 Bathroom, 961 sqft

Residential on 0.64 Acres

NONE, Longview, Alberta

If your desire is a quiet county atmosphere and starlit night sky, you should consider this property. Enjoy your morning beverage either in the covered porch or out on the deck in the morning sunlight. The home is located on a lot backing on to a natural green area ravine/gulley. The lot is populated with a variety of mature trees. This property qualifies as a fixer-upper project property in a desirable location in Longview, Alberta . The garage just off the street at the front of the lot is insulated with a quality radiant heater, and plumbed for a compressor. The back yard possesses tremendous potential. The house and garage require attention and will benefit from a handyman's touch and the care of someone who wants to make a great home in a tremendous community. The basement has large windows, lending to a potential extra couple bedrooms and family room, with the rough-in for a bathroom, . And if one chooses can move the laundry back to the basement where it originally was. Come and see us.



Built in 1969

## Essential Information

MLS® #	A2212920
Price	\$450,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	961
Acres	0.64
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	616 Riverview Place
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Electric Oven, Garage Control(s), Gas Range, Washer/Dryer Stacked, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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