

# \$375,900 - 616 Riverview Place, Longview

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MLS® #A2241796

**\$375,900**

2 Bedroom, 1.00 Bathroom, 961 sqft

Residential on 0.51 Acres

NONE, Longview, Alberta

This property is either to knock down and rebuild your dream home with a walkout basement or: This property is your "Fixer Upper" to enjoy, if your desire is a quiet country 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® #                      A2241796

Price                        \$375,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 961         |
| Acres          | 0.51        |
| 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    | July 21st, 2025 |
| Days on Market | 17              |
| Zoning         | R1              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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