

# **\$295,000 - 27 32545 Range Road 52, Rural Mountain View County**

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MLS® #A2186590

**\$295,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.37 Acres

NONE, Rural Mountain View County, Alberta

This 2.37-acre treed property near Sundre is a fantastic mix of natural serenity and practicality. Nestled among mature trees with all poplar removed, the land offers privacy and an idyllic setting, ideal for a weekend getaway, full-time residence, or recreational retreat. Property is located at the back of a cul-de-sac and backs on to farmland so is very private and has some mountain views peeking through the trees.

The property includes a 12x16 cabin, providing a cozy space that could serve as a guesthouse, studio, or basecamp while you plan further developments. Additionally, a 40FT seacan is situated on the land, offering secure and durable storage for tools, recreational gear, or equipment.

Located just a short drive from Sundre, the property allows easy access to amenities like shops, schools, and services, while maintaining the peaceful atmosphere of rural living. With proximity to outdoor attractions such as the Red Deer River and nearby trails, it's a perfect spot for nature enthusiasts or anyone seeking a balance of convenience and escape.



## Essential Information

MLS® #	A2186590
Price	\$295,000
Bathrooms	0.00
Acres	2.37
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	27 32545 Range Road 52
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Garden, Many Trees

## Additional Information

Date Listed	January 10th, 2025
Days on Market	127
Zoning	CR1

## Listing Details

Listing Office	Real Broker
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