

# \$425,000 - 10, 33542 Range Road 45, Rural Mountain View County

MLS® #A2229746

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,488 sqft  
Residential on 9.67 Acres

NONE, Rural Mountain View County, Alberta

ACREAGE OPPORTUNITY ACROSS FROM FOREST HEIGHTS GOLF COURSE Nestled on 9.67 beautifully treed acres, this property offers a peaceful and private setting just steps from the Forest Heights Golf Course and minutes to the scenic Red Deer River. A perfect location for nature lovers, outdoor enthusiasts, or anyone looking to enjoy the quiet beauty of rural Alberta while still being close to recreation and amenities. The land is beautifully forested with mature trees providing privacy and shelter throughout. Adding to the appeal is a charming 28x32 wood Quonset with cement floors - ideal for storage, hobbies or workshop space. The property is fully serviced with power, well water, septic and propane. The existing 1488 sq. ft. double-wide home features a functional floor plan with three generous bedrooms, two full bathrooms, a spacious kitchen with separate eating area, formal dining room, and a bright living room. There is also the convenience of main floor laundry and a newer metal roof. However, the home will require substantial renovations to restore it to full potential, or may be best suited for replacement - allowing you to create the dream home you've always wanted in this beautiful setting. The property also features Agricultural zoning opening up the doors for so many uses including livestock, horses or even a dog kennel! Whether you're looking to renovate, rebuild, or simply enjoy



the land as a getaway, this property offers outstanding value, location, and opportunity

Built in 1982

### **Essential Information**

MLS® #	A2229746
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,488
Acres	9.67
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	10, 33542 Range Road 45
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

### **Amenities**

Parking Spaces	4
Parking	Front Drive, Quad or More Detached

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Many Trees, Private
Roof	Metal
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 11th, 2025
Days on Market	26
Zoning	AG

## Listing Details

Listing Office	REMAX ACA Realty
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