

\$549,000 - 32371 Range Road 10 A, Rural Mountain View County

MLS® #A2204772

\$549,000

3 Bedroom, 1.00 Bathroom, 1,780 sqft
Residential on 4.32 Acres

NONE, Rural Mountain View County, Alberta

****Incredible Opportunity**** 4.32-acre lot, offering you the perfect combination of country living and modern comforts. With over 1,780 sq. ft. of well-appointed living space, this property not only provides a home but also opens up a world of possibilities for your lifestyle and business ventures.

The main floor of the home features a spacious bedroom, while the upper level offers two additional bedrooms, making it an ideal layout for families or guests. The large country kitchen, complete with a dining area and a functional island. Adjacent to the kitchen is a massive living room with a cozy wood-burning stove. There is also a covered front porch.

The rear of the home has been thoughtfully enhanced with a modern 8' x 10' addition that includes a closet for extra storage, helping to keep everything organized and tidy. This addition also features a spacious deck that faces both East and South.

In addition to the home's unique features, there's a newer (2013) 32' x 29' detached garage just off the deck. This well-equipped garage is heated with in-floor heating, offers 220 wiring, and includes a bonus 8' x 8' mezzanine for additional storage or workspace. This large, multi-functional structure provides ample space for a variety of



uses, whether you're storing vehicles, pursuing hobbies, or need space for a home business.

Recent upgrades to the home have enhanced both its appearance and functionality. These updates include new windows, new siding, a new roof, a fully remodeled bathroom, a new water conditioner, and a new door in the living room.

Beyond the home itself, this property offers an exceptional opportunity for those looking to explore business ventures. The expansive 4.32-acre lot provides ample space for a variety of potential uses, and with the support of Mountain View County, you may be able to pursue zoning and development opportunities for various types of businesses. Whether you're considering agriculture, a home-based business, or even a small commercial enterprise, this property's size and location offer flexibility and the potential to build or grow your vision.

Located just a short distance from town and all essential amenities, this property combines the tranquility of rural life with the convenience of being close to services and resources. The possibilities are endless, and the potential for business growth in the area is supported by the county's progressive attitude towards a

Built in 1925

Essential Information

MLS® #	A2204772
Price	\$549,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,780

Acres	4.32
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	32371 Range Road 10 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

Amenities

Parking	Parking Pad, Heated Garage, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Kennel
Lot Description	Landscaped, Level, Rectangular Lot, Views, Farm
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	78
Zoning	CR2

Listing Details

Listing Office	URBAN-REALTY.ca
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