



**GRASSROOTS**  
REALTY GROUP

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**48, 33009 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2240063**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Insu		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Co-operative
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Engineered Septic, Holding Tank, Private Sewer, Sept
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 131
<b>Basement:</b>	None	<b>LLD:</b>	5-33-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Charming Acreage Retreat on a Spacious Treed Lot & Affordable, Private, and Close to Town Discover the perfect blend of peace, privacy, and modern convenience with this beautifully updated country acreage just minutes from Sundre, Alberta. A generous 0.60-acre lot surrounded by mature trees, this charming 2-bedroom, 1.5-bathroom mobile home is an ideal retreat&mdash;perfect for a couple or small family seeking affordable rural living without compromising on comfort or access to amenities. Step inside to a warm and welcoming interior that has been thoughtfully renovated throughout. The bright living area features a brand-new wood-burning stove, creating a cozy atmosphere for cooler nights. Nearly all windows have been replaced within the last two years, and two new patio doors flood the space with natural light. Enjoy new flooring throughout, a fully renovated 3-piece main bathroom with a walk-in tiled shower, and a newly added half-bath ensuite off the spacious primary bedroom. Outdoors, this property shines. The fenced 0.60-acre yard is a true oasis with mature trees, flowering lilac bushes, fruit trees, and berry bushes, offering both beauty backing on to farm land with lots of privacy. Whether you're an avid gardener or simply love relaxing in nature, there's plenty of room to plant, play, and grow. A covered front deck extends your living space for year-round enjoyment and the back deck is newly built and inviting. There's also ample parking for 5+ vehicles, including space for RVs or trailers, and a garage with workshop shelving and space, perfect for tools, storage, or weekend projects. The new fencing adds security and peace of mind&mdash;ideal for kids, pets, or those who just value their privacy. Located in a quiet, friendly community of like-minded homeowners who share a love for nature and gardening, this property offers more than just a

home&mdash;it&rsquo;s a lifestyle. The town of Sundre is just minutes away, offering a great hospital, excellent schools, hockey arena, indoor pool, and vibrant local shops and restaurants. Plus, the area is known for its stunning natural surroundings, with easy access to rivers, fishing, hunting, lakes, trails, and outdoor recreation. Calgary and Red Deer are an hour away for an easy access to the city amenities or airports. Whether you're starting out, downsizing, or just looking to escape the city hustle, this move-in-ready acreage is a rare find at an affordable price. Don&rsquo;t miss this private, peaceful gem&mdash;schedule your viewing today and start living the country life you&rsquo;ve been dreaming of!