



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11, 34364 Range Road 42
Rural Mountain View County, Alberta

MLS # A2248905



\$217,000

Division: NONE

Lot Size: 2.64 Acres

Lot Feat: -

By Town: Sundre

LLD: 22-34-4-W5

Zoning: R-CR1

Water: None

Sewer: -

Utilities: -

Welcome to Riverside Green – a stunning new subdivision that blends serene natural beauty with ultimate convenience. Lot 11 offers a rare opportunity to design and build your dream home on 2.64 acres of pristine, treed land. Nestled in privacy and surrounded by nature, this lot provides the perfect canvas to create your ideal layout – whether that’s a sprawling custom home, detached garage, or a graceful circular driveway winding through the trees. Electricity and natural gas are already at the property line, making the planning process that much smoother. With ample space and, you’re free to bring your vision to life in a setting that feels both tucked away and entirely accessible. Just a short walk brings you to the scenic Red Deer River – a paradise for anglers, kayakers, and those who appreciate a peaceful riverside stroll. Adventure seekers will love the proximity to crown land with well-marked snowmobile and ATV trails just 10 minutes to the west. Golf enthusiasts will be thrilled to find multiple championship golf courses within a 20-minute drive. Riverside Green is where crisp air, towering trees, roaming wildlife—from deer and elk to moose and waterfowl, and endless potential come together in perfect harmony. Whether you're envisioning a family retreat, a forever home, or a tranquil getaway, this lot is your blank slate in nature’s masterpiece. Your dream starts here. Come walk the land and imagine the possibilities. “Home Is Where Your Story Begins!”