



27, 4354 Highway 27
Rural Mountain View County, Alberta

MLS # A2285497



\$694,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,088 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	12.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-33-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: N/A

Nestled in scenic Mountain View County just 10 minutes from Sundre and 15 minutes from Olds, this beautiful approximately 12-acre country residential property offers a rare opportunity to enjoy peaceful rural living with breathtaking natural surroundings. The older home features two bedrooms, one bathroom, a cozy living room with a wood-burning fireplace, a dining area, and a full unfinished basement ready for future development. The front of the home faces the Little Red Deer River, allowing you to relax on the front deck and enjoy the calming sights and sounds of the water flowing by. An oversized double detached garage provides excellent space for vehicles, hobbies, or a workshop, while the large Quonset is ideal for storing tractors, equipment, or recreational toys. A private driveway leads from the road to the home, which is situated at the end of a dead-end approach for added privacy and quiet. The house has seen a few updates over the years and presents a solid opportunity to renovate, enjoy as is, or build your future dream home in this exceptional setting. Surrounded by nature and wide-open space, this property is perfect for those seeking tranquility, room to grow, and a true country lifestyle within easy reach of nearby communities.