



**32238 Highway 760**  
**Rural Mountain View County, Alberta**

**MLS # A2287795**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Aggregate, Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Fruit Trees/S		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Unknown
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-32-5-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	A Agricultural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Natural Woodwork, Storage, Sump Pump(s), Wood Counters, Wood Windows		

**Inclusions:** Sold as is, where is at the time of closing

If you've been looking for space, functionality, and serious shop capacity, this 4.99-acre property just south of Sundre delivers outstanding potential for the right buyer. The 1.5-storey home, built in 2013, offers 1,936 sq. ft. above grade with an unfinished basement ready for future development. Finished in knotty pine inside and out, the home has a warm, rustic character throughout. The main floor features two bedrooms, a full bathroom, kitchen, and living area, while the upper level includes a full bath and a spacious family room that could easily serve as a primary suite. Outdoor living is a major highlight, with approximately 1,290 sq. ft. of deck space, including a partially covered section. (Please note: upper deck requires railing installation.) The home does require cleanup and finishing touches but offers a solid structure and excellent opportunity to customize to your vision. The true standout feature is the impressive 4,728 sq. ft. shop — previously operated as a body shop — complete with its own separately metered service. Built circa 2004, this versatile building includes: • Approximately 3,000 sq. ft. central shop area • Two side lean-tos totaling ~1,440 sq. ft. • ~288 sq. ft. front office with staff area and 3-piece bathroom • Multiple overhead doors (12'x14', x2, 9'x8', x2 front, 10'x12', rear) • 16' ceilings • LED lighting • 200-amp power panel • In-floor heat, overhead radiant heater, interior gas boiler • Exterior coal boiler (not currently in use) Please note: Spray booth, mixing room, and related body shop equipment are excluded from the sale. Additional improvements include a partially converted 416 sq. ft. garage space with spray foam insulation, pellet stove, water lines, and wiring, plus a 144 sq. ft. well house. Property is being sold "as-is, where-is,"

with no warranties or representations at date/time of closing. With vision and effort, this property could become the ultimate home-based business setup, a tradesperson's dream shop, or a private acreage with exceptional workspace just minutes from Sundre.