



GRASSROOTS
REALTY GROUP

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20, 6115 Township Road 325
Rural Mountain View County, Alberta

MLS # A2295244



\$375,000

Division: NONE

Lot Size: 6.96 Acres

Lot Feat: Level, Many Trees

By Town: Sundre

LLD: 26-32-6-W5

Zoning: R-CR

Water: Well

Sewer: None

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Discover the perfect blend of privacy and convenience with this exceptional 6.96-acre parcel located just west of Sundre, only minutes from town and close to the river. Situated in a desirable residential acreage neighbourhood, this level property offers an ideal setting for your dream home. Fully fenced and thoughtfully established, the land features a reliable water well (10 gpm) and mature planted trees surrounding the perimeter—providing both shelter and a sense of seclusion while preserving the open, usable space within. With potential for subdivision (subject to county approval), this property presents a rare opportunity for future development or investment. Whether you’re looking to build a custom acreage home, create a private retreat, or explore long-term possibilities, this property is ready to bring your vision to life. Enjoy the peace of country living without sacrificing proximity to amenities—this is acreage living at its best. Sundre is a nature lovers best kept secret with rivers, lakes, streams, fishing, hunting, riding trails alongside the amazing small town community only one hour away from Calgary and Red Deer.