



GRASSROOTS
REALTY GROUP

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31, 5209 Township Road 325A
Rural Mountain View County, Alberta

MLS # A2322298



\$299,900

Division: NONE

Lot Size: 2.47 Acres

Lot Feat: -

By Town: Sundre

LLD: 34-32-5-W5

Zoning: R-CR

Water: None

Sewer: -

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

Dreaming of building your forever home without sacrificing convenience? This 2.47-acre parcel in the desirable East Ridge Estates offers the perfect balance of space, privacy, & accessibility. Thoughtfully prepared by the current owner, much of the groundwork has already been started, including approximately 90 loads of gravel brought in to create a level building site—saving you valuable time & expense as you bring your vision to life. The property features open land at the front, providing excellent flexibility for your future home, driveway, & landscaping plans, while the mature trees at the rear create a peaceful backdrop & natural privacy. With plenty of room for a spacious custom home, expansive garage, workshop, or additional outbuildings, you'll have the freedom to design the lifestyle you've always imagined. Natural gas & electricity are conveniently available at the property line, making the building process even more straightforward. Whether you're looking for a quiet country retreat, room for hobbies & toys, or simply a place where you can enjoy Alberta's wide-open skies & natural beauty, this acreage offers endless possibilities. Located just minutes from Sundre, you'll enjoy the tranquility of country living while still having quick access to shopping, schools, restaurants, golf, & all the amenities the community has to offer. If you've been searching for the ideal property to create a home tailored to your lifestyle, this is your opportunity to make it happen.

“Home Is Where Your Story Begins”