



GRASSROOTS
REALTY GROUP

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28224 Township Road 334
Rural Mountain View County, Alberta

MLS # A2324739



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,078 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.19 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

Heating:	Central, In Floor, Hot Water, Natural Gas, Zoned	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	27-33-28-W4
Exterior:	Wood Siding	Zoning:	11
Foundation:	Wood	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Tankless Hot Water		

Inclusions: .

Escape to the country without sacrificing convenience! Situated on 3.19 picturesque acres in Mountain View County, just 15 minutes from Olds on paved roads, this inviting acreage offers the perfect blend of privacy, space, and accessibility. The well-maintained bi-level home features 4 bedrooms, 2 full bathrooms, and a bright, functional layout designed for comfortable family living. Numerous updates over the years include a metal roof, renovated bathroom, drilled well, and updated septic tank and field. Outside, mature trees, established landscaping, and 16 varieties of fruit trees and berry-producing plants create a truly special setting. Enjoy multiple outbuildings, including storage sheds, a tractor shed, and a greenhouse, providing endless opportunities for hobbies, gardening, and storage. Whether you're looking for room to raise a family, entertain, or simply enjoy peaceful country living, this property offers the space and lifestyle you've been searching for. Ask for the complete list of fruit tree and berry varieties included with the property!