



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

32446 Range Road 62  
Rural Mountain View County, Alberta

MLS # A2329348



**\$380,000**

|           |                                           |        |                    |
|-----------|-------------------------------------------|--------|--------------------|
| Division: | NONE                                      |        |                    |
| Type:     | Residential/House                         |        |                    |
| Style:    | 1 and Half Storey, Acreage with Residence |        |                    |
| Size:     | 1,472 sq.ft.                              | Age:   | 1914 (112 yrs old) |
| Beds:     | 3                                         | Baths: | 1 full / 1 half    |
| Garage:   | Single Garage Detached                    |        |                    |
| Lot Size: | 11.33 Acres                               |        |                    |
| Lot Feat: | Few Trees, Irregular Lot, Pasture         |        |                    |

|             |                        |            |               |
|-------------|------------------------|------------|---------------|
| Heating:    | Forced Air, Wood Stove | Water:     | Well          |
| Floors:     | Laminate, Vinyl        | Sewer:     | Septic System |
| Roof:       | Metal                  | Condo Fee: | -             |
| Basement:   | Partial                | LLD:       | 27-32-6-W5    |
| Exterior:   | Composite Siding       | Zoning:    | Ag 2          |
| Foundation: | Block, Wood            | Utilities: | -             |
| Features:   | See Remarks            |            |               |

Inclusions: NA

Attractive 11.33 acre parcel only 6 minutes west of Sundre on paved road, with mountain view. This 3 bedroom, 2 bathroom home was built in 1914 and is in decent shape for its age. The home is surrounded with nice mature trees and is quiet, as the neighbors close are seniors. There is a single car garage and a small workshop for the handyman as well. The water well was drilled in 1972 and had plenty of water. If you desire a place to keep some horses or livestock of any kind this is an ideal place. Come look and view a very affordable, nice sized acreage.