



GRASSROOTS
REALTY GROUP

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33560 Range Road 53
Rural Mountain View County, Alberta

MLS # A2329744



\$569,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	7.81 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, Front Yard, Irregular Lot, Lawn,		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Private
Floors:	Carpet, Vinyl	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-33-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Primary Downstairs, Skylight(s), Walk-In Closet(s)		
Inclusions:	none		

For more information, please click the "More Information" button. Private and usable 7.8-acre acreage near Sundre with a spacious 2004 approximately 1,520 sq ft modular home on owned land, yard space, useful existing fencing, and a horse shed/livestock shelter. This is a comfortable year-round acreage with private well and septic, propane heat, a wood stove, and lots of room to spread out. It's a great setup for someone wanting country living, animals, gardening, storage, or simply more peace and privacy. The land has a nice mix of open usable space, established yard area, and a seasonal creek/water feature that adds natural character to the property. The home is set on screw piles and offers practical, affordable acreage living in a good location without the price tag of some of the larger shop/barn acreages in the area. The connecting road is paved. Recent updates include a new hot water tank and a Culligan water softener installed in 2024. A current Real Property Report is complete, and county compliance review has been completed. The acreage is mostly fenced and includes a horse/livestock shelter (approx. 24' x 20'), making it a practical setup for animals or hobby use.