



GRASSROOTS
REALTY GROUP

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32545 Range Road 25
Rural Mountain View County, Alberta

MLS # A2330591



\$598,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,489 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Faces Front, Side By Side		
Lot Size:	7.14 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Corners Marked, Few Trees		

Heating:	Forced Air, Propane, Wood, Wood Stove	Water:	Well
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-32-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A Agricultural District
Foundation:	Block	Utilities:	Electricity Connected, Phone Connected, Propane
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All outbuildings on the property where are as-is. Wood boxes by the wood stove. Propane tank for the house

Some properties simply have a feeling the moment you arrive. Located less than 10 km west of Olds on pavement, this private 7.14-acre property is tucked away among mature trees, where grazing pasture and a beautiful spring-fed pond create a peaceful country setting. The property has a warm, rustic character throughout, from the welcoming yard site to the collection of outbuildings that complement its country setting. Whether you're drawn to the timeless appeal of western-inspired living or simply appreciate the beauty of a well-established rural property, this acreage offers a setting that feels both inviting and authentic. The home is a 66' x 14' mobile home built in 1978 with a substantial 54' x 10' addition completed in the 1990s, creating comfortable living space while maintaining the relaxed country charm that defines the property. Rather than focusing on modern trends, this home embraces its character and offers an opportunity for its next owners to enjoy it as-is or update it over time to reflect their own style. The property includes a number of additional outbuildings, including a wood cabin, garden shed, a charming rustic cabin with power, a small storage shed, lean-to, tack room, and greenhouse. The scenic yard is enhanced by rail fencing, mature trees and shrubs, and the spring-fed pond, creating a setting that's enjoyable throughout the seasons. From peaceful summer evenings overlooking the water to the vibrant colours of autumn, this is a property that truly captures the beauty of country living. Conveniently located just minutes from Olds, this acreage combines the tranquility of country living with the convenience of nearby amenities, making it an exceptional opportunity for buyers looking for space, privacy, and a truly beautiful rural setting.

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