



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1133 Township Road 322  
Rural Mountain View County, Alberta

MLS # A2348476



**\$587,000**

|           |                                                 |        |                   |
|-----------|-------------------------------------------------|--------|-------------------|
| Division: | NONE                                            |        |                   |
| Type:     | Residential/Manufactured House                  |        |                   |
| Style:    | Acreage with Residence, Mobile Home-Single Wide |        |                   |
| Size:     | 1,216 sq.ft.                                    | Age:   | 1994 (32 yrs old) |
| Beds:     | 3                                               | Baths: | 2                 |
| Garage:   | Double Garage Detached                          |        |                   |
| Lot Size: | 1.49 Acres                                      |        |                   |
| Lot Feat: | Many Trees, Private                             |        |                   |

|             |                                                                                  |            |               |
|-------------|----------------------------------------------------------------------------------|------------|---------------|
| Heating:    | Forced Air                                                                       | Water:     | Well          |
| Floors:     | Vinyl Plank                                                                      | Sewer:     | Septic System |
| Roof:       | Asphalt Shingle                                                                  | Condo Fee: | -             |
| Basement:   | None                                                                             | LLD:       | 11-32-1-W5    |
| Exterior:   | Wood Frame                                                                       | Zoning:    | AG            |
| Foundation: | Piling(s)                                                                        | Utilities: | -             |
| Features:   | Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s) |            |               |

Inclusions: N/A

Updated Acreage Living Close to Town. Enjoy the space and flexibility of acreage living with the convenience of being just a short drive from town. This updated property offers a comfortable, practical home with plenty of room for a variety of lifestyles. The home features 3 bedrooms and 2 bathrooms with 1,216 sq. ft. of comfortable living space and numerous updates throughout. Inside, you'll find all-new flooring, updated services, a new hot water tank, and all-new appliances, creating a clean and move-in-ready home. One of the highlights is the oversized deck, offering plenty of space for outdoor dining, entertaining, relaxing, or enjoying your morning coffee. The 24' x 26' detached garage provides excellent space for vehicles, storage, hobbies, or a workshop, adding valuable functionality to the property. With updated shingles and numerous recent improvements, much of the work has already been completed, allowing you to move in and enjoy the property. This acreage provides a great combination of country living and accessibility. Whether you're looking for more space, room for hobbies and projects, or simply a home outside of town, this property offers plenty of flexibility. Updated, functional, and ready to enjoy — come take a look!