



**GRASSROOTS**  
REALTY GROUP

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**12, 34364 Range Road 42**  
**Rural Mountain View County, Alberta**

**MLS # A2224204**



**\$235,000**

**Division:** NONE

**Lot Size:** 2.82 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 22-34-4-W5

**Zoning:** R-CR1

**Water:** None

**Sewer:** -

**Utilities:** -

Welcome to Riverside Green &ndash; a stunning new subdivision that blends serene natural beauty with ultimate convenience. Lot 12 offers a rare opportunity to design and build your dream home on 2.82 acres of pristine, treed land. Nestled in privacy and surrounded by nature, this lot provides the perfect canvas to create your ideal layout &ndash; whether that&rsquo;s a sprawling custom home, detached garage, or a graceful circular driveway winding through the trees. Electricity and natural gas are already at the property line, making the planning process that much smoother. With ample space and, you&rsquo;re free to bring your vision to life in a setting that feels both tucked away and entirely accessible. Just a short walk brings you to the scenic Red Deer River &ndash; a paradise for anglers, kayakers, and those who appreciate a peaceful riverside stroll. Adventure seekers will love the proximity to crown land with well-marked snowmobile and ATV trails just 10 minutes to the west. Golf enthusiasts will be thrilled to find multiple championship golf courses within a 20-minute drive. Riverside Green is where crisp air, towering trees, roaming wildlife&mdash;from deer and elk to moose and waterfowl, and endless potential come together in perfect harmony. Whether you're envisioning a family retreat, a forever home, or a tranquil getaway, this lot is your blank slate in nature&rsquo;s masterpiece. Your dream starts here. Come walk the land and imagine the possibilities. &ldquo;Home Is Where Your Story Begins!&rdquo; \*NOTE There are currently 5 lots listed, but all 11 lots in Riverside Green are available for sale\*