



GRASSROOTS
REALTY GROUP

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455 2 Street N
Mountain View, Alberta

MLS # A2224224



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	866 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.73 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Boiler, In Floor, Electric	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: 1 fridge, 1 stove w/hoodfan, dishwasher

Discover incredible mountain views, peace, and nature at its finest! This stunning brand-new build in the beautiful hamlet of Mountain View, Alberta sits on just under an acre of land and offers the perfect blend of modern comfort and rustic charm. Only a 20-minute drive to the iconic Waterton Lakes National Park, this one-bedroom, one-bathroom home is ideal as a year-round residence, a vacation getaway, or a lucrative Air bnb investment. Step inside to find quartz countertops, in-floor heating, and a cozy wood-burning fireplace that creates the perfect ambiance! The open-concept main floor features a welcoming living area, while the loft-style primary suite includes a spacious en suite bathroom. Outside, the property boasts ample off-street parking, newly planted trees for future privacy and shade, and close proximity to both Payne Lake and the U.S. border. Whether you're relaxing by the fire after a day of hiking or hosting guests seeking adventure in southern Alberta, this property checks all the boxes for comfort, location, and investment potential. Don't delay, call your REALTOR and get into this home before summer is gone to start enjoying all it has to offer today!!