



**GRASSROOTS**  
REALTY GROUP

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**32529 Range Road 52**  
**Rural Mountain View County, Alberta**

**MLS # A2236486**



**\$189,000**

**Division:** NONE

**Lot Size:** 1.00 Acre

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 35-32-5-W5

**Zoning:** 12

**Water:** Cistern

**Sewer:** -

**Utilities:** -

Tucked away just minutes from Sundre in a private gated community, this stunning 1-acre treed parcel offers the ultimate blend of seclusion, security, and serenity. Towering evergreens and mature aspens provide a natural canopy, giving this property a true forested feel — perfect for anyone seeking a peaceful escape or weekend retreat. The lot is serviced with 200amp power, and thoughtfully improved with a gravel driveway, outdoor entertaining deck, and custom gazebo. A beautifully built-out RV setup (RV negotiable) features an expansive wooden deck with designated seating and dining areas, BBQ space, and even a built-in firepit lounge — all nestled under the trees. There’s also a shed/watercloset for extra, and ample parking for guests. Backing onto green space and steps from a community pond, this lot is located in a well-maintained, quiet cul-de-sac — offering a secure, community-driven environment that still feels like your own slice of wilderness.