



**GRASSROOTS**  
REALTY GROUP

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**SE 3-33-5 W5**  
**Rural Mountain View County, Alberta**

**MLS # A2238490**



**\$566,000**

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**Division:** NONE

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**Lot Size:** 19.99 Acres

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**Lot Feat:** -

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**By Town:** Sundre

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**LLD:** 3-33-5-W5

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**Zoning:** UR

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**Water:** See Remarks

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**Sewer:** -

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**Utilities:** -

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This is a truly unique chance to own 20 acres on the east side of Sundre, located within town boundaries yet offering the feel of a private retreat. Zoned Urban Reserve, the property provides flexibility with permitted uses that include agricultural and farming operations - ideal for a hobby farm, small acreage lifestyle, or a long-term investment with future development potential. It is within walking distance to the river and nature trails. Fully accessible from River Road with direct pavement access. Fenced on three sides with plenty of level ground. While the parcel is not currently tied to town services, you are permitted to drill your own well and install a septic system, making acreage living simple and self-sufficient. This property offers the best of both worlds: room to breathe and enjoy country style living, all while being inside Sundre's town limits. Whether you want to start your hobby farm now or hold it as a future investment, this is an opportunity that rarely comes along. Bonus: An additional 38.08 acres within Sundre town limites is also available (MLS# A2258249) for those seeking more land or larger-scale investment potential. Don't miss your chance - 20 acre parcels like this, within town, are almost impossible to find!