



**GRASSROOTS**  
REALTY GROUP

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**32406 Range Road 45**  
**Rural Mountain View County, Alberta**

**MLS # A2239621**



**\$395,000**

**Division:** NONE

**Lot Size:** 5.02 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 30-32-4-W5

**Zoning:** 1

**Water:** Well

**Sewer:** -

**Utilities:** -

Tucked away in the heart of Mountain View County lies a private 5-acre haven, wrapped in mature forest and filled with nature. Towering trees provide a canopy of green through every season, while winding trails invite you to wander, explore, and breathe deep in a setting that feels worlds away from the everyday. This is more than just land—it's a canvas for your dream home, already equipped with essential services like a well and power, giving you a head start toward building your vision. Dotted throughout the property, you'll find several sheds offering storage or bunkie potential, and a charming treehouse—complete with a slide—that adds a touch of whimsy and playfulness to this already magical landscape. Located just a short distance from the Red Deer River, this property offers easy access for fishing, paddling, or cooling off on those hot summer days. You'll also be close to the town of Sundre for everyday conveniences, and not far from crown land—perfect for outdoor adventures like hiking, quadding, or exploring Alberta's backcountry. Whether you're looking for a peaceful retreat, a family homestead, or simply space to reconnect with the wild, this property offers the rare chance to own a piece of the forest, with the comforts of modern living ready and waiting.