



GRASSROOTS
REALTY GROUP

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32371 Range Road 10 A
Rural Mountain View County, Alberta

MLS # A2240908



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,809 sq.ft.	Age:	1925 (100 yrs old)
Beds:	3	Baths:	1
Garage:	Heated Garage, Parking Pad, Triple Garage Detached		
Lot Size:	4.32 Acres		
Lot Feat:	Landscaped, Many Trees, Pasture, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	24-32-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: Dog House

Calling all animal lovers and hobby farmers! This 4.32-acre gem is ready for your dream lifestyle. With over 1,800 sq. ft. of cozy, functional living space, there's room for the whole family—two-legged and four-legged! Step inside to a spacious country kitchen, a huge living room with a wood-burning stove, a main floor bedroom, plus two more upstairs. Relax on the sunny east- and south-facing deck—perfect for morning coffee or evening unwinds. Need a shop? The 33' x 30' detached garage has you covered, with in-floor heat, 220V power, and a mezzanine for storage or work. Whether it's for tack, tools, or your side hustle—this space works as hard as you do. Located just minutes from Olds, this one's a keeper. Call your favourite REALTOR® today to book your showing!