



GRASSROOTS
REALTY GROUP

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**SW 15-32-4W5M Township Road 322
Rural Mountain View County, Alberta**

MLS # A2248020



\$550,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	44.48 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Sundre
Basement:	-	LLD:	15-32-4-W5
Exterior:	-	Zoning:	2
Foundation:	-	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	-		

Major Use: Mixed

This 44.48-acre agricultural parcel offers productive, cultivated farmland just south of Sundre, with direct access from Highway 22 via Township Road 322. Flat, open, and highly usable, it is ideal for crop production, pasture, or other agricultural pursuits — and serves as the perfect complement to the neighbouring 105.20-acre forested riverfront acreage (MLS# A2248012). Together, these two parcels would create a remarkable 149.68-acre holding that blends agricultural utility with a private natural sanctuary. As part of the larger property, this land expands the possibilities — from a multi-generational homestead to a working farm, equestrian operation, or legacy estate to share for generations.