



GRASSROOTS
REALTY GROUP

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**33227 Range Road 52 (River Road)
Rural Mountain View County, Alberta**

MLS # A2251780



\$339,000

Division: NONE

Lot Size: 2.77 Acres

Lot Feat: -

By Town: Sundre

LLD: 14-33-5-W5

Zoning: CR1

Water: Well

Sewer: -

Utilities: -

A Nature Lover's Paradise! This 2.77-acre retreat offers peace, privacy, and the perfect escape—just steps from the Red Deer River. Accessed by a private driveway, the property is fully serviced with a well, septic holding tank, and natural gas. Included is a 2014 New Forest Palomino 23' travel trailer with an addition warmed by a wood-burning stove, creating a cozy gathering space. Entertain outdoors on the expansive decks with a covered BBQ area, host family or friends in the newly built 10' x 10' guest cabin with loft bed, and enjoy the comfort of a luxury outhouse with flush toilet and sink. The land features a small pond, firepit, apple and crabapple trees, and plenty of room to explore. A workshop offers space for hobbies, while the surrounding wildlife—deer, moose, birds, and squirrels—make every day feel like a true wilderness experience. Across the road, the Red Deer River awaits with fishing, kayaking, and endless outdoor adventures. Whether you're searching for a private weekend retreat or a future building site, this acreage is ready to enjoy and waiting for new memories to be made. Situated an hour from Calgary, in the foothills of the Rockies, Sundre is a vibrant small town with big amenities. Known for its friendly community spirit, Sundre offers excellent services and facilities, including great schools, a modern hospital, shopping, dining, hockey and curling arena, aquaplex, cross country and hiking trails. For outdoor enthusiasts, the area is truly a recreational playground. With the Red Deer River winding through town, plus countless nearby lakes, creeks, and streams, opportunities for fishing, kayaking, paddle boarding, and tubing are endless. The surrounding foothills and west country also provide camping, hiking, biking, horseback riding, hunting, and world-class golf. Sundre is the perfect blend of small-town charm and modern convenience, making it not only a fantastic place to visit, but also a welcoming community to call home.