



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

236, 5241 325A Township
Rural Mountain View County, Alberta

MLS # A2263938



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,162 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Gate		
Lot Size:	2.39 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Gentle Sloping, Many Trees, Private, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-32-5-W5
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance, Wet Bar		

Inclusions: See above

This move-in-ready acreage east of Sundre in the very desirable community of *Osadchuk heights* is unique, very well cared for and waiting for a new family. Set privately amongst mature spruce trees, this fully fenced property is acreage living just minutes from town conveniences. The home welcomes you with a warm and inviting main floor, featuring a spacious primary bedroom with an ensuite bathroom and a bright office—ideal for remote work or a cozy reading nook. Natural light fills the open kitchen-dining room, perfect for hosting or creating memories. Settle down at night in the family room and watch the sun set while keeping warm by the natural gas fireplace. Upstairs, a comfortable living room and second bedroom- and bathroom- open to a beautiful balcony, where you can relax with a cup of coffee while listening to birds sing or take in the fresh mountain air. Make it the ultimate office space with beautiful mountain views or a massive master bedroom area with ensuite and private living space! The fully developed basement provides exceptional additional living space, including a huge rec room perfect for entertaining, a guest bedroom, a full bathroom, and a thoughtfully designed canning and cold storage room—a dream for gardeners! The WALK-OUT basement also allows opportunity for additional separate living with its own entrance and parking space. Outside, this property truly shines. The landscaped yard offers a garden area, a well-equipped workshop for projects and hobbies, and a cozy fire pit area surrounded by nature—ideal for summer evenings under a canopy of stars. Two additional sheds on the property give more options for toys or storage. Finding the right home starts here! 5 minutes from Sundre and 25 minutes to Olds.

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