



27, 4354 Highway 27  
Rural Mountain View County, Alberta

MLS # A2285497



**\$694,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	12.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irregular Lot, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-33-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Nestled in scenic Mountain View County just 10 minutes from Sundre and 15 minutes from Olds, this beautiful approximately 12-acre country residential property offers a rare opportunity to enjoy peaceful rural living with breathtaking natural surroundings. The older home features two bedrooms, one bathroom, a cozy living room with a wood-burning fireplace, a dining area, and a full unfinished basement ready for future development. The front of the home faces the Little Red Deer River, allowing you to relax on the front deck and enjoy the calming sights and sounds of the water flowing by. An oversized double detached garage provides excellent space for vehicles, hobbies, or a workshop, while the large Quonset is ideal for storing tractors, equipment, or recreational toys. A private driveway leads from the road to the home, which is situated at the end of a dead-end approach for added privacy and quiet. The house has seen a few updates over the years and presents a solid opportunity to renovate, enjoy as is, or build your future dream home in this exceptional setting. Surrounded by nature and wide-open space, this property is perfect for those seeking tranquility, room to grow, and a true country lifestyle within easy reach of nearby communities.