



32238 Highway 760
Rural Mountain View County, Alberta

MLS # A2287795



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,936 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Aggregate, Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Fruit Trees/S		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Unknown
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-32-5-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Natural Woodwork, Storage, Sump Pump(s), Wood Counters, Wood Windows		

Inclusions: Sold as is, where is at the time of closing

If you've been looking for space, functionality, and serious shop capacity, this 4.99-acre property just south of Sundre delivers outstanding potential for the right buyer. The 1.5-storey home, built in 2013, offers 1,936 sq. ft. above grade with an unfinished basement ready for future development. Finished in knotty pine inside and out, the home has a warm, rustic character throughout. The main floor features two bedrooms, a full bathroom, kitchen, and living area, while the upper level includes a full bath and a spacious family room that could easily serve as a primary suite. Outdoor living is a major highlight, with approximately 1,290 sq. ft. of deck space, including a partially covered section. (Please note: upper deck requires railing installation.) The home does require cleanup and finishing touches but offers a solid structure and excellent opportunity to customize to your vision. The true standout feature is the impressive 4,728 sq. ft. shop — previously operated as a body shop — complete with its own separately metered service. Built circa 2004, this versatile building includes:

- Approximately 3,000 sq. ft. central shop area
- Two side lean-tos totaling ~1,440 sq. ft.
- ~288 sq. ft. front office with staff area and 3-piece bathroom
- Multiple overhead doors (12'x14', x2, 9'x8', x2 front, 10'x12', rear)
- 16' ceilings
- LED lighting
- 200-amp power panel
- In-floor heat, overhead radiant heater, interior gas boiler
- Exterior coal boiler (not currently in use)

Please note: Spray booth, mixing room, and related body shop equipment are excluded from the sale. Additional improvements include a partially converted 416 sq. ft. garage space with spray foam insulation, pellet stove, water lines, and wiring, plus a 144 sq. ft. well house. Property is being sold "as-is, where-is,"

with no warranties or representations at date/time of closing. With vision and effort, this property could become the ultimate home-based business setup, a tradesperson's dream shop, or a private acreage with exceptional workspace just minutes from Sundre.