



GRASSROOTS
REALTY GROUP

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4453 Township Rd 320
Rural Mountain View County, Alberta

MLS # A2288842



\$399,900

Division: NONE

Lot Size: 4.82 Acres

Lot Feat: Brush, Gentle Sloping, Native Plants, Near Golf Course, Pasture, Trees

By Town: Sundre

LLD: 32-31-4-W5

Zoning: A Agricultural District

Water: Well

Sewer: -

Utilities: Electricity, Natural Gas, Electricity Paid For, Natural Gas at Lot Line, Water

Stunning and full of potential, this captivating 4.82-acre property sits just off a paved road with its own private access. Zoned Agricultural District, it offers endless possibilities—whether you’re dreaming of building your perfect home or seeking a picturesque recreational escape for your family. Only 17 km (under 15 minutes) from Sundre and just 25 minutes from Olds, this gorgeous acreage is fully perimeter-fenced and features an amazing blend of mature trees, natural bush, native plants, and open pasture. A gently sloping hill, fresh water spring, small creek, and a beautiful ready-to-build site make this property truly one-of-a-kind. With a drilled well (2020) with winter-friendly well pump, underground power already in place, and a Foothills Natural Gas CO-OP line on the property, major services are ready to go. A storage shed with a composting toilet is also conveniently located on the building site. Come experience the sweeping country views, peaceful rural living, and unbeatable access to nearby amenities—all wrapped into one incredible opportunity!