



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

**MLS # A2289341**



**\$815,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	2.39 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Few Trees, Garden, Gentle Sloping, No Neighbours Beh		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-32-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, No Smoking Home, Storage		

**Inclusions:** Some window coverings, pool table

Welcome to this beautifully maintained, move-in-ready acreage in the sought-after community of Osadchuk Heights—just 5 minutes to Sundre and 20 minutes to Olds. Offering privacy, space, and convenience, this property is ready to welcome its next family! Tucked among mature spruce trees and fully fenced, this acreage brings peaceful country living with town amenities close at hand. The main floor greets you with warmth and functionality, featuring a generous primary bedroom complete with ensuite, along with a bright office—perfect for working from home or enjoying a quiet reading space. The open-concept kitchen and dining area are flooded with natural light, creating an inviting space for entertaining and everyday living. In the evening, relax in the family room and enjoy sunset views beside the cozy natural gas fireplace. Upstairs, you’ll find a comfortable living area, a second bedroom, and a full bathroom that open onto a beautiful balcony. Start your mornings with coffee and birdsong while breathing in the fresh mountain air. The fully finished walk-out basement expands your living space even further, offering a large rec room perfect for gatherings, a guest bedrooms, full bathroom, and a thoughtfully designed canning and cold storage room—a gardener’s dream. With its separate entrance and additional parking, the walk-out layout also presents excellent potential for independent living space. Step outside and enjoy everything acreage living has to offer: a landscaped yard with garden space, a well-equipped workshop for hobbies and projects, a cozy fire pit area for evenings under the stars, and two additional sheds for extra storage or recreational toys. If you’ve been waiting for the perfect blend of privacy, space, and convenience—this is it.