



**GRASSROOTS**  
REALTY GROUP

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**27 32545 Range Road 52**  
**Rural Mountain View County, Alberta**

**MLS # A2186590**



**\$295,000**

**Division:** NONE

**Lot Size:** 2.37 Acres

**Lot Feat:** Cul-De-Sac, Garden, Many Trees

**By Town:** Sundre

**LLD:** 35-32-5-W5

**Zoning:** CR1

**Water:** None

**Sewer:** -

**Utilities:** -

This 2.37-acre treed property near Sundre is a fantastic mix of natural serenity and practicality. Nestled among mature trees with all poplar removed, the land offers privacy and an idyllic setting, ideal for a weekend getaway, full-time residence, or recreational retreat. Property is located at the back of a cul-de-sac and backs on to farmland so is very private and has some mountain views peeking through the trees. The property includes a 12x16 cabin, providing a cozy space that could serve as a guesthouse, studio, or basecamp while you plan further developments. Additionally, a 40FT seacan is situated on the land, offering secure and durable storage for tools, recreational gear, or equipment. Located just a short drive from Sundre, the property allows easy access to amenities like shops, schools, and services, while maintaining the peaceful atmosphere of rural living. With proximity to outdoor attractions such as the Red Deer River and nearby trails, it's a perfect spot for nature enthusiasts or anyone seeking a balance of convenience and escape.