



GRASSROOTS
REALTY GROUP

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#4 4354 Highway 27
Rural Mountain View County, Alberta

MLS # A2188157



\$459,900

Division:	Westward Ho		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,133 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Double Garage Detached, Ga		
Lot Size:	0.85 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Flag Lot, Front Yard, Interior Lot, Irregular		

Heating:

Fireplace(s), Forced Air, Natural Gas, Wood

Water:

Well

Floors:

Carpet, Linoleum

Sewer:

Septic Field, Septic Tank

Roof:

Metal

Condo Fee:

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Basement:

Crawl Space, Partial

LLD:

4-33-4-W5

Exterior:

Mixed, Stone, Wood Siding

Zoning:

C-LC

Foundation:

Poured Concrete

Utilities:

Cable Not, Natural Gas Paid, Electricity Connected, E

Features:

Beamed Ceilings, Ceiling Fan(s), Double Vanity, Kitchen Island, Sump Pump(s), Wood Windows

Inclusions:

Wood Stove in the home. The rooftop unit heater is in as-is condition (not hooked up), and a small tool shed in the back yard.

This charming 0.85-acre property, located in the peaceful community of Westward Ho, just east of Sundre, is an excellent opportunity for first-time acreage buyers. The home offers the tranquillity of rural living with easy access to essential amenities and the convenience of school bus pickup at your driveway. Nature lovers will appreciate the property's short walking distance to the Little Red Deer River, offering beautiful surroundings and outdoor recreational activities. The area is also known for its many walking trails, perfect for those who enjoy exploring the outdoors. The 1,130 sq. ft. bungalow exudes a cozy cabin-like feel and features 3 bedrooms and a large 5-piece bathroom, offering plenty of space for comfortable family living. The open floor plan creates a warm and inviting atmosphere, making it an ideal retreat for those looking to escape the hustle and bustle of city life without sacrificing convenience. The property also includes a 30'x39' shop, providing additional storage or the potential for a workshop. The manageable 0.85-acre lot size offers ample outdoor space while ensuring upkeep remains simple for new acreage owners. Nestled in a quiet, scenic area with access to nature and walking trails, this property strikes the perfect balance between the peace of the countryside and the proximity to nearby Sundre. Whether you're looking to embrace rural living for the first time or seeking a weekend getaway, this property offers a wonderful opportunity to enjoy country life. Don't miss out on this perfect combination of location, charm, and outdoor appeal.