



**GRASSROOTS**  
REALTY GROUP

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**6548 Township Road 334**  
**Rural Mountain View County, Alberta**

**MLS # A2210933**



**\$1,175,000**

Division:	NONE		
Cur. Use:	Agricultural, Farm, Pasture		
Style:	Bungalow		
Size:	1,966 sq.ft.	Age:	1977 (48 yrs old)
Beds:	7	Baths:	2
Garage:	-		
Lot Size:	140.87 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Sundre
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-33-6-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Beef, Dairy, Equestrian, Hog, Mixed

140.87 Acres in Bearberry & Crown Land Access & Stunning Mountain Views and a short ride to the RIVER! Welcome to an incredible opportunity west of Sundre in the sought-after Bearberry area! This 140.87-acre parcel is located right on pavement 2 miles from the James River and borders thousands of acres of Crown land, making it a dream come true for outdoor enthusiasts. Enjoy miles and miles of hiking and trails in the breathtaking Alberta foothills right from your doorstep! Previously home to a dairy and hog operation, the land is a mix of functionality and natural beauty with 72 acres of improved pasture and 66 acres of native pasture & mature trees. The rolling terrain allows for scenic valley views to the south and captivating mountain views to the west! There are some excellent view sites should you wish to build a new home or modernize the existing bungalow! The yard site includes a spacious 1977 walkout bungalow offering 1,966 sq ft on the main floor with 4 bedrooms up, 3 down, and a second kitchen in the basement—this illegal suite is perfect for extended family or multi-generational living. While the home needs some updating, all rooms are generously sized and filled with potential. The property features three wells (one currently in use), older paddocks with automatic waterers and some well built outbuildings including a large chicken coop, and a massive 11,860 sq ft barn, home to a former dairy parlor, mechanical heated shop, utility room, and open space that could easily transition into a small indoor arena for equestrian use! There is also an 11,400 sq ft hog barn—well built, though likely of limited use to future buyers (estimated removal cost: \$15K—\$20K if needed) There is also a 740 sq ft attached garage in need of significant repair. Whether you're dreaming of a horse property, a private retreat, or a working

ranch, this land offers unmatched access to nature, room to grow, and panoramic views that truly set it apart. Book a viewing and come explore the possibilities this lovely west country quarter offers!