

\$839,000 - 32373 Range Road 52, Rural Mountain View County

MLS® #A2252342

\$839,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 80.00 Acres

N/A, Rural Mountain View County, Alberta

****80-ACRE**** parcel, located **SOUTH/EAST** of Sundre, offers exceptional ****MOUNTAIN VIEWS**** to the west. The gently **ROLLING** terrain presents an **ATTRACTIVE** balance of open **MEADOWS** and mature **WOODLANDS**. Native grasses **TRIVE** in the sunlit meadows, providing **HIGH-QUALITY** pasture for livestock grazing. The remainder of the property is densely **FORESTED**, featuring a combination of evergreen and deciduous trees that contribute both a **LUSH** canopy and a natural **SHELTER BELT**. Tucked among the trees is a modest 2-bedroom+den, 1-bath **HOME** with a single-car **GARAGE**. A 2nd set of services of -water **WELL** - **SEPTIC** system - **POWER** are in place where an Atco trailer currently sits. The property is fully **FENCED** as well as cross-fenced, which ensures efficient and **SYSTEMATIC** land management. **AN** abundance of **Wildlife** is frequently spotted throughout the area, and the **EVER-CHANGING** panorama of the Rocky Mountains provides a **BREATHTAKING** backdrop in every season. In **ADDITION** to this remarkable property, it **INCLUDES** a ****non-operationing**** **GRAVEL PIT** area with a large amount of **STOCKPILED** gravel onsite. There is **VISIBLE** gravel seam runs through the bench or **RIDGE** that runs along the east side of the property. The seller has **NO** information regarding the gravel or the pitâ€”please contact Mountain View County if



you have questions about permits or future use. There are several OUTBUILDINGS and STRUCTURES situated on the property that may be relocated or REPURPOSED -- Entry into these areas is NOT recommended, and any access is at your OWN RISK. The property is being sold "AS-IS, WHERE-IS" in its CURRENT state. Probate has been completed. This exceptional property offers an INSPIRING setting for your future PLANS -- whether you are seeking an INVESTMENT or BUSINESS opportunity, a private RETREAT or GETAWAY escape, or a FARM or HOMESTEAD property -- this parcel offers ENDLESS possibilities as a land investment with LASTING VALUE !! When you INVEST in Alberta, you INVEST in your FUTURE !! (id:6289)

Built in 1960

Essential Information

Listing #	A2252342
Price	\$839,000
Bathrooms	0.00
Acres	80.00
Year Built	1960
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	32373 Range Road 52
Subdivision	N/A
City	Rural Mountain View County
Province	Alberta
Postal Code	T0M1X0

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Freezer
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Listing Details

Listing Office

Century 21 Westcountry Realty Ltd.



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