

\$879,000 - 236, 5241 325a Township, Rural Mountain View County

MLS® #A2263938

\$879,000

4 Bedroom, 4.00 Bathroom, 2,162 sqft
Single Family on 2.39 Acres

N/A, Rural Mountain View County, Alberta

Don't blink or you'll miss it! This move-in-ready acreage east of Sundre in the desirable *Osadchuk heights* is unique, very well cared for and waiting for a new family. Set privately amongst mature spruce trees, this fully fenced property is acreage living just minutes from town conveniences. The home welcomes you with a warm and inviting main floor, featuring a spacious primary bedroom with an ensuite bathroom and a bright office—ideal for remote work or a cozy reading nook. Natural light fills the open kitchen-dining room, perfect for hosting or creating memories. Settle down at night in the family room and watch the sun set while keeping warm by the natural gas fireplace. Upstairs, a comfortable living room and second bedroom- and bathroom- open to a beautiful balcony, where you can relax with a cup of coffee while listening to birds sing or take in the fresh mountain air. The fully developed basement provides exceptional additional living space, including a huge rec room perfect for entertaining, a guest bedroom, a full bathroom, and a thoughtfully designed canning and cold storage room—a dream for gardeners! Outside, this property truly shines. The landscaped yard offers a garden area, a well-equipped workshop for projects and hobbies, and a cozy fire pit area surrounded by nature—ideal for summer evenings under a canopy of stars. Two



additional sheds on the property give more options for toys or storage. Finding the right home starts here! 5 minutes from Sundre and 25 minutes to Olds. (id:6289)

Built in 1998

Essential Information

Listing #	A2263938
Price	\$879,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,162
Acres	2.39
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	236, 5241 325a Township
Subdivision	N/A
City	Rural Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Golf Course, Schools, Shopping
Features	Wet bar
Parking	Attached Garage, Concrete, Detached Garage
# of Garages	4
View	View

Interior

Appliances	Oven - Electric, Water softener, Dishwasher, Microwave, Freezer, Washer/Dryer Stack-Up
Heating	Natural gas Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Garden Area
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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