

# \$974,900 - 4536 Township Road 310, Rural Mountain View County

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MLS® #A2215250

**\$974,900**

3 Bedroom, 2.00 Bathroom, 1,147 sqft  
Residential on 8.90 Acres

NONE, Rural Mountain View County, Alberta

Discover the perfect acreage retreat! Nestled on a sprawling 8.9-acre parcel, this exceptional property offers a harmonious blend of rural charm and modern conveniences. Ideal for hobby farmers, equestrian enthusiasts, or those seeking a tranquil lifestyle, this estate is a true gem. As you step into the home, you're greeted by a spacious mudroom—an essential feature for country living. The main floor boasts an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The kitchen has just been renovated and includes butcher block counters. Recent upgrades enhance the home's appeal, including new engineered hardwood flooring and tile throughout, fresh paint and renovated bathrooms. Garden doors off the kitchen lead to an expansive wrap-around deck, perfect for enjoying panoramic views and outdoor gatherings. The main level includes two comfortable bedrooms and a beautifully renovated four-piece bathroom. Downstairs, the fully developed basement features a third bedroom, a modern three-piece bathroom, and a generous recreation room complete with a bar and cozy stove—ideal for entertaining or relaxing evenings. For those requiring workspace or storage, the impressive 39' x 63' x 16' heated shop is a standout. Equipped with an office area, three-piece bathroom, mezzanine storage, in-floor heating powered



by a wood boiler, hot and cold running water, its own well and septic system, hot water tank, washer and dryer and a 220V welding bench, this shop is designed to meet diverse needs. The property is thoughtfully fenced and cross-fenced, featuring a barn with three box stalls, a hay shed, and a tack shedâ€”ready to accommodate your livestock or equestrian pursuits. Additional outdoor amenities include a greenhouse, chicken coop, dog house with run, single garage, a couple storage sheds and even a zipline for added fun.

This acreage offers a unique opportunity to embrace a serene, self-sufficient lifestyle without compromising on comfort or functionality.

Built in 1978

**Essential Information**

MLS® #	A2215250
Price	\$974,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	8.90
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	4536 Township Road 310
Subdivision	NONE
City	Rural Mountain View County

County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	Quad or More Detached, RV Access/Parking, Single Garage Detached
# of Garages	10

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Storage, Kennel
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Pasture, Triangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	40
Zoning	1

### Listing Details

Listing Office	Royal LePage Benchmark
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