

# \$550,000 - 4003 Township Road 324, Rural Mountain View County

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MLS® #A2225627

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,344 sqft  
Residential on 4.00 Acres

NONE, Rural Mountain View County, Alberta

Located in the foothills of Alberta, tucked into farm country between Sundre and Olds, is 4 acres of lush, fertile land. It offers a perfect escape from the bustle of city life, where the rhythm of the seasons sets the pace. The property is a harmonious mix of open meadow and stands of mature trees and shrubs. It is ideal for a vegetable garden, a small orchard, or even a pasture for a few animals. It is fenced and cross-fenced. The Proud and sturdy log heritage barn has hand-crafted tie stalls, suitable for small or large livestock. At the heart of this acreage stands a charismatic, double-wide 4-bedroom home that exudes warmth and character. With a simple yet inviting design, the home is a perfect blend of functionality and comfort. Its rustic charm is enhanced by flower boxes overflowing with colourful blooms. The huge 2-part deck stretches across the front and around the side, excellent for gathering together with family and friends. The interior of the home provides a welcoming atmosphere, featuring a substantial mudroom addition ideal for pets, outdoor equipment, and muddy footwear. The living room boasts a wood-burning fireplace that fills the space with timeless charm. The warmth of a roaring fire on a cold day adds comfort to the environment. The rugged grey-toned stonework contrasts effectively against the black grout and soft grey-white walls, achieving a cohesive modern aesthetic.



Numerous large windows allow an abundance of natural light, presenting panoramic views of the surrounding landscape. The traditional custom-built knotty pine cabinetry enhances the farmhouse-style kitchen. The sliding glass doors facilitate seamless access to the west deck, making it ideal for entertaining and barbecues. The home includes 4 generously sized bedrooms, one currently serving as hard-working office. The other bedroom features a built-in closet and drawer unit. The smallest bedroom offers versatile potential as a nursery or additional storage space. The main bathroom benefits from a clever L-shaped configuration, optimizing the use of space. The master suite occupies one end of the home, providing a private retreat. It opens into a spacious bedroom comfortably housing a "California King" bed and oversized furniture. Additionally, it includes a hanging closet, a built-in wardrobe with drawers, a connected make-up station/vanity with extra storage options, and an adjoining three-piece ensuite bathroom. This country acreage is more than just a place to live; itâ€™s an opportunity to create a lifestyle. The attractive land opens a world of possibilities: grow your produce, raise chickens, or simply let the kids and pets roam freely. Thereâ€™s ample space for a shop, or even a greenhouse, in addition to the existing barn and double garage. (Well has a new pump and waterlines, septic pump replaced in 2023, new plumbing in home replaced in 2022). Sellers will look at all offers received at 1:00 pm June 8/25.

Built in 1975

### **Essential Information**

MLS® #	A2225627
Price	\$550,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	4.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	4003 Township Road 324
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H4C3

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Double Garage Detached, Driveway, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Storage, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garburator, Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### **Exterior**

Exterior Features	Dog Run, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private,

	Meadow
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s), Wood

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	15
Zoning	R-CR

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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