

\$599,000 - 32371 Range Road 10 A, Rural Mountain View County

MLS® #A2204772

\$599,000

3 Bedroom, 1.00 Bathroom, 1,780 sqft
Residential on 4.32 Acres

NONE, Rural Mountain View County, Alberta

****Incredible Opportunity with Endless Potential!**** This captivating home, full of charm and character, is nestled on a generous 4.32-acre lot, offering you the perfect combination of peaceful country living and modern comforts. With over 1,780 sq. ft. of well-appointed living space, this property not only provides a beautiful home but also opens up a world of possibilities for your lifestyle and business ventures.

The main floor of the home features a spacious bedroom, while the upper level offers two additional bedrooms, making it an ideal layout for families or guests. The large country kitchen, complete with a dining area and a functional island, is perfect for both casual dining and entertaining. Adjacent to the kitchen is a massive living room with a cozy wood-burning stove, creating a warm and inviting atmosphere. This leads to a covered front porch thatâ€™s perfect for enjoying an evening glass of wine while soaking in the views.

The rear of the home has been thoughtfully enhanced with a modern 8' x 10' addition that includes a closet for extra storage, helping to keep everything organized and tidy. This addition also features a spacious deck that faces both East and South, ideal for outdoor relaxation and enjoyment, whether youâ€™re



sipping your morning coffee or hosting friends and family.

In addition to the home's unique features, there's a newer (2013) 32' x 29' detached garage just off the deck. This well-equipped garage is heated with in-floor heating, offers 220 wiring, and includes a bonus 8' x 8' mezzanine for additional storage or workspace. This large, multi-functional structure provides ample space for a variety of uses, whether you're storing vehicles, pursuing hobbies, or need space for a home business.

Recent upgrades to the home have enhanced both its appearance and functionality. These updates include new windows, new siding, a new roof, a fully remodeled bathroom, fresh carpeting on the upper floor, a new water conditioner, and a new door in the living room. These improvements ensure that the home is not only aesthetically pleasing but also efficient and comfortable for modern living.

Beyond the home itself, this property offers an exceptional opportunity for those looking to explore business ventures. The expansive 4.32-acre lot provides ample space for a variety of potential uses, and with the support of Mountain View County, you may be able to pursue zoning and development opportunities for various types of businesses. Whether you're considering agriculture, a home-based business, or even a small commercial enterprise, this property's size and location offer flexibility and the potential to build or grow your vision.

Located just a short distance from town and all essential amenities, this property combines the tranquility of rural life with the convenience of being close to services and resources. The possibilities are endless, and the potential for business growth in the area is supported by

the county's progressive attitude towards
a

Built in 1925

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2204772 |
| Price | \$599,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,780 |
| Acres | 4.32 |
| Year Built | 1925 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 32371 Range Road 10 A |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0W0 |

Amenities

| | |
|--------------|--|
| Parking | Heated Garage, Parking Pad, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Kennel |
| Lot Description | Farm, Landscaped, Level, Rectangular Lot, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 41 |
| Zoning | CR2 |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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