

\$189,900 - 32513 Highway 760, Rural Mountain View County

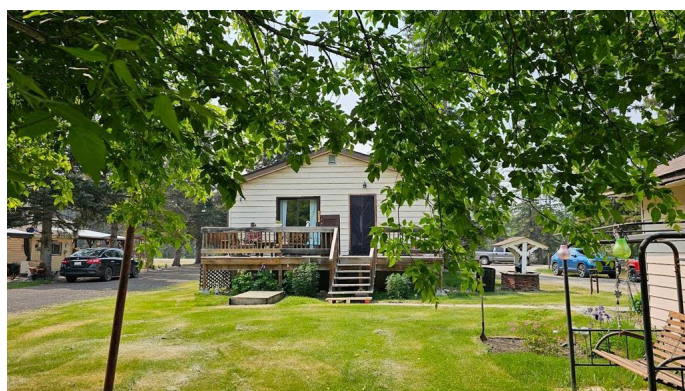
MLS® #A2230955

\$189,900

2 Bedroom, 1.00 Bathroom, 937 sqft
Residential on 0.50 Acres

NONE, Rural Mountain View County, Alberta

"Not Too Big, Not Too Small! Just Right!"
Once upon a time, nestled just minutes from Sundre, there was a just right little bungalow tucked away on a lovely half-acre lotâ€”perfect for a Goldilocks-sized lifestyle. Whether youâ€™re starting your story or turning the page to retirement, this cozy 2-bedroom charmer is waiting to WELCOME YOU HOME. Step inside & youâ€™ll find a spacious kitchen with warm knotty pine cabinets & plenty of counter spaceâ€”roomy enough for Papa Bearâ€™s big breakfasts, Mama Bearâ€™s baking days, & Baby Bearâ€™s cereal mornings. Whether itâ€™s Sunday dinners or afternoon snacks, the heart of this home is ready to host family gatherings with comfort & ease. The large living room gives you plenty of options to arrange your furniture just rightâ€”whether you love curling up with a book or hosting cozy movie nights. The extra-large primary bedroom has all the space you need for your favorite bed, dressers, & maybe even a reading nook in the corner. The second bedroom is thoughtfully designed with built-in cabinets & a closetâ€”perfect for guests, grandkids, or a home office den. In true fairy-tale fashion, the home also offers an inviting east-facing 24x8 deckâ€”perfect for sipping your morning coffee while the sun rises or enjoying a spot of tea in the afternoon. Thereâ€™s even room for your BBQ & comfy deck furniture, so you can enjoy the peaceful



outdoors in every season. Outside, the property continues to charm with an oversized double detached garage (30'x20'), complete with an extra-long driveway—so there’s parking for all your visiting bears! or friends and family, & of course your RV! A cute little greenhouse & handy storage shed round out this picture-perfect acreage. Conveniently located right off the pavement, this home is only minutes into Sundre, where you’ll find all the amenities of big town living—groceries, shops, cafes, arena, aquaplex, public library & more. And when adventure calls, you’re a quick escape away to the West Country—with quadding, boating, hiking, camping, & the chance to see Alberta’s famous Wild Horses. So, whether you’re looking for a storybook starter home, or a peaceful retirement hideaway, this adorable bungalow is not too big, not too small—it’s just right. Home Is Where Your Story Begins!•

Built in 1955

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2230955 |
| Price | \$189,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 937 |
| Acres | 0.50 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|---------|-------------------|
| Address | 32513 Highway 760 |
|---------|-------------------|

| | |
|-------------|----------------------------|
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Detached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Rain Gutters |
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 2 |
| Zoning | CR1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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