

# \$372,000 - On Nelson Ave Avenue N, Mountain View

MLS® #A2238896

**\$372,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.32 Acres

NONE, Mountain View, Alberta

This rare 7.32-acre parcel in the heart of Mountain View, Alberta, offers an exceptional blend of natural beauty, development flexibility, and unbeatable location. Within the hamlet of Mountain View development. Originally four separate 1.8-acre lots, the property has been consolidated for tax efficiency but can be subdivided back into individual parcels with approval from Cardston Countyâ€”ideal for multiple dwellings or future investment.

## Key Features:

Â•Breathtaking Scenery: Enjoy panoramic views of the Rockies, lush green pastures, and a serene, deep pondâ€”a perfect backdrop for a tranquil country lifestyle or a vacation retreat.

Â•Equestrian Ready: Includes a horse shelter (22x12ft) with a tack room (14x12ft), making it a great fit for horse lovers.

Â•Irrigation Access: Comes with water rights from the Mountain View Irrigation District, ensuring year-round agricultural or landscaping support.

Â•Vacation Rental Potential: With zoning that allows for residential or tourism use, this property is perfect for building cabins, tiny homes, or a family getaway.

Â•Ready for Development: Surrounded by roads on all four sides (three developed), it offers easy access and excellent potential for



subdividing or building.  
 Â•Prime Location:  
 Just 20 minutes to Waterton Lakes National  
 Park  
 Within walking distance to the Mountain View  
 General Store  
 Directly bordering Mountain View Elementary  
 School

Whether youâ€™re looking to build your  
 dream home, invest in a rental cabin business,  
 or create a small residential community, this lot  
 offers unparalleled opportunity in one of  
 Southern Albertaâ€™s most scenic and  
 sought-after locations.

Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2238896         |
| Price     | \$372,000        |
| Bathrooms | 0.00             |
| Acres     | 7.32             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | On Nelson Ave Avenue N |
| Subdivision | NONE                   |
| City        | Mountain View          |
| County      | Cardston County        |
| Province    | Alberta                |
| Postal Code | T0K 1N0                |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 121             |
| Zoning         | Hamlet          |

Listing Details

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