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33073 Range Road 62  
Rural Mountain View County, Alberta

MLS # A2150687



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	17.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Lawn, Pasture, See Remarks		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-33-6-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks		

**Inclusions:** Shed, propane tank, ride on lawn mower

Discover the ultimate in country living with this beautifully maintained 3-bedroom, 2-bathroom home, perfectly situated on 17 beautiful acres. This property is a haven of peace and tranquility, surrounded by beautiful rolling farmland with mountains to the west. It's a true gem for those seeking a serene escape with endless possibilities. Step inside this move-in ready manufactured home and immediately feel at ease in the spacious, open-plan layout. The living, dining, and kitchen areas flow effortlessly together, creating an inviting space that's perfect for both relaxing and entertaining. Picture yourself unwinding or enjoying a morning coffee by the woodburning fireplace in the winter or in summer, sit on the massive deck all while taking in the breathtaking views and the serene beauty of the surrounding farmland. Complete with a large porch/sunroom off the back entrance great for extra space and storage. One of the standout features of this property is the incredible heated shop, a versatile 31'x 48' space that's perfect for all your needs. Whether you're into woodworking, need extra storage, or dream of a home-based business, this shop has you covered. And with 17 acres at your disposal, there's no limit to what you can create. Build additional structures, start a garden, or pasture animals—the choice is yours in this expansive outdoor paradise. Location is everything, and this property offers the best of both worlds. While you bask in the tranquility of country life, you're still just minutes away from the conveniences of Sundre. Enjoy easy access to shops, schools, and services without sacrificing the peace and quiet you crave. This is more than just a home; it's a lifestyle. Whether you're looking for a family home, a hobby farm, or a peaceful retreat, this property has it all. Purchase price may be subject to GST.

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