

780-380-6207  
meghan@meghanrobinson.net

4411 Township Road 322A  
Rural Mountain View County, Alberta

MLS # A2188057



**\$435,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	3.76 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-32-4-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Phone Not, Wat
<b>Features:</b>	Natural Woodwork, No Smoking Home, See Remarks		

**Inclusions:** Refrigerator in Pumphouse, Electric Fireplace Main Floor Living Room

A Once-in-a-Lifetime Opportunity: Charming 113-Year-Old Homesteader Cabin on 3.76 Acres If these walls could talk, they would share tales of timeless charm and adventure. This beautifully preserved 113-year-old homesteader cabin offers a rare opportunity to own a piece of history, set amidst breathtaking natural beauty. Imagine cozy evenings within its solid log walls, sipping hot chocolate as snowstorms swirl outside. Picture the wildlife—elk, bear, moose, and even cougar meandering through, feeding on spring buds, while your heart is warmed by the rugged serenity of the land. Gather your friends and family for unforgettable weekends, with four RV plug-ins ready to accommodate campers. Birdsong, hooting owls, and chattering squirrels become your daily soundtrack, with the occasional skunk rambling by to complete the experience. Privacy is assured with mature trees and shrubs surrounding this retreat, creating a peaceful haven where you can connect with nature. Located within walking distance of the Red Deer River and just down the road from the Westward Ho Campground and Little Red Deer Store, this property offers easy access to Sundre and the conveniences of town. Recent upgrades ensure modern comfort, including a cedar shake roof, updated windows, and rewired electrical systems completed in 2014. The Solar-powered Command Gate welcomes you to your private sanctuary, offering both convenience and security. Whether you're seeking a weekend escape or a year-round residence, this stunning property provides the perfect balance of peace, tranquility, and convenience and all just an hour from the city. Don't miss out on this unique opportunity to own a piece of Alberta's heritage, where memories of a lifetime await. Contact your favorite realtor today to arrange a private showing and

experience the magic of this extraordinary property for yourself.