

\$359,000 - 48, 33009 Range Road 55, Rural Mountain View County

MLS® #A2240063

\$359,000

2 Bedroom, 2.00 Bathroom, 1,532 sqft
Residential on 0.60 Acres

NONE, Rural Mountain View County, Alberta

Charming Acreage Retreat on a Spacious
Treed Lot â€” Affordable, Private, and Close to
Town

Discover the perfect blend of peace, privacy,
and modern convenience with this beautifully
updated country acreage just minutes from
Sundre, Alberta. A generous 0.60-acre lot
surrounded by mature trees, this charming
2-bedroom, 1.5-bathroom mobile home is an
ideal retreatâ€”perfect for a couple or small
family seeking affordable rural living without
compromising on comfort or access to
amenities.

Step inside to a warm and welcoming interior
that has been thoughtfully renovated
throughout. The bright living area features a
brand-new wood-burning stove, creating a
cozy atmosphere for cooler nights. Nearly all
windows have been replaced within the last
two years, and two new patio doors flood the
space with natural light. Enjoy new flooring
throughout, a fully renovated 3-piece main
bathroom with a walk-in tiled shower, and a
newly added half-bath ensuite off the spacious
primary bedroom.

Outdoors, this property shines. The fenced
0.60-acre yard is a true oasis with mature
trees, flowering lilac bushes, fruit trees, and
berry bushes, offering both beauty backing on
to farm land with lots of privacy. Whether
youâ€™re an avid gardener or simply love
relaxing in nature, thereâ€™s plenty of room



to plant, play, and grow. A covered front deck extends your living space for year-round enjoyment and the back deck is newly built and inviting.

There's also ample parking for 5+ vehicles, including space for RVs or trailers, and a garage with workshop shelving and space, perfect for tools, storage, or weekend projects. The new fencing adds security and peace of mind—ideal for kids, pets, or those who just value their privacy.

Located in a quiet, friendly community of like-minded homeowners who share a love for nature and gardening, this property offers more than just a home—it's a lifestyle.

The town of Sundre is just minutes away, offering a great hospital, excellent schools, hockey arena, indoor pool, and vibrant local shops and restaurants. Plus, the area is known for its stunning natural surroundings, with easy access to rivers, fishing, hunting, lakes, trails, and outdoor recreation. Calgary and Red Deer are an hour away for an easy access to the city amenities or airports.

Whether you're starting out, downsizing, or just looking to escape the city hustle, this move-in-ready acreage is a rare find at an affordable price.

Don't miss this private, peaceful gem—schedule your viewing today and start living the country life you've been dreaming of!

Built in 1983

Essential Information

| | |
|------------|-----------|
| MLS® # | A2240063 |
| Price | \$359,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |

| | |
|----------------|---|
| Square Footage | 1,532 |
| Acres | 0.60 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 48, 33009 Range Road 55 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M1X0 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 5 |
| Parking | Additional Parking, Double Garage Detached, Driveway, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | EPA Certified Wood Stove |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame |

Foundation Block, See Remarks

Additional Information

Date Listed July 15th, 2025
Days on Market 2
Zoning CR

Listing Details

Listing Office Real Broker

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