

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

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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.

Thereâ€™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 mindâ€”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 homeâ€”itâ€™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.

Donâ€™t miss this private, peaceful gemâ€”schedule your viewing today and start living the country life youâ€™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	Double Garage Detached, Driveway, Heated Garage, Insulated, Additional Parking
# 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                1  
Zoning                              CR

**Listing Details**

Listing Office                    Real Broker

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