

\$659,900 - 6236 Township Road 322, Rural Mountain View County

MLS® #A2212764

\$659,900

3 Bedroom, 2.00 Bathroom, 1,677 sqft
Residential on 5.96 Acres

NONE, Rural Mountain View County, Alberta

ANIMAL LOVER'S DREAM

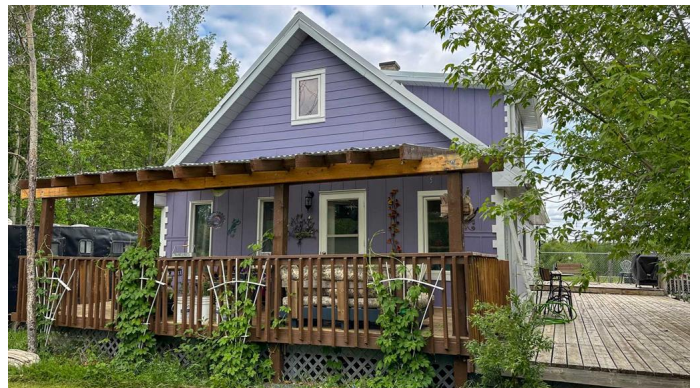
Charming Hobby Farm on 5.96 Acres in
Bergen

Welcome to this unique and versatile 5.96-acre hobby farm. This picturesque property features stunning landscaping with mature trees, flowering shrubs, and serene green space, offering a tranquil country lifestyle just 15 minutes from town.

The character home, estimated circa 1954, is full of vintage charm and warmth. With three bedrooms and a fourth bedroom addition, plus two bathrooms, there's plenty of room for family, guests, or a home office. The farmhouse kitchen is large and cozy, complemented by a wood-burning stove in both the sitting room and living room for added comfort.

There is one main-floor bedroom and two upstairs, connected by a cozy bonus room. A main-floor addition could serve as a fourth bedroom or be used as a bright and functional office space. Ever wanted a butler's room? This home features a large pantry perfect for canning, preserves, and storage, conveniently located next to the main-floor laundry.

The large, open, cement-floor basement is unfinished, offering a generous cold room and



great potential for future development. The home is well-maintained and ready to enjoy, featuring new siding, a new metal roof, a refinished bathroom, and a new energy-efficient furnaceâ€”with further potential for personal updates.

The acreage is fully fenced and serviced by crystal-clear spring water and a stream that runs through the property, providing water for wildlife and livestock for much of the year. Thereâ€™s ample room for a variety of animals, including geese, turkeys, chickens, llamas, and sheepâ€”many of which are already residents and can remain for the avid animal lover.

Whether youâ€™re looking to expand your hobby farm dreams or live a self-sufficient lifestyle, this property is ready for you.

Features Include:

5.96 fenced acres with mature landscaping and privacy

44 x 36 shop with radiant gas heat, perfect for hobby projects or additional development

3-bedroom character home + 4th bedroom addition

Large front deck with a gorgeous covered side deck

Mature lilacs, perennial gardens â€”ask for the summer pictures!

Fenced pastures and space for multiple animals

Easy access to the town of Sundre with full services and amenities, great schools, aquaplex, arenas, and excellent medical

facilities

Don't miss this rare opportunity to own a stunning acreage that's ready for your rural lifestyle dreams.

Built in 1954

Essential Information

| | |
|----------------|-------------------------------------------|
| MLS® # | A2212764 |
| Price | \$659,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,677 |
| Acres | 5.96 |
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 6236 Township Road 322 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M1X0 |

Amenities

| | |
|---------|-----------------------|
| Parking | Quad or More Detached |
|---------|-----------------------|

Interior

| | |
|-------------------|----------------------------------------------------|
| Interior Features | Pantry, Master Downstairs |
| Appliances | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas, Fireplace(s), Wood |
| Cooling | None |

| | |
|-----------------|------------------------------------------------------|
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Blower Fan, Kitchen, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Kennel |
| Lot Description | Gentle Sloping, No Neighbours Behind, Private, Few Trees, Level |
| Roof | Metal |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 83 |
| Zoning | 1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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