

\$339,000 - 33227 Range Road 52 (river Road), Rural Mountain View County

MLS® #A2251780

\$339,000

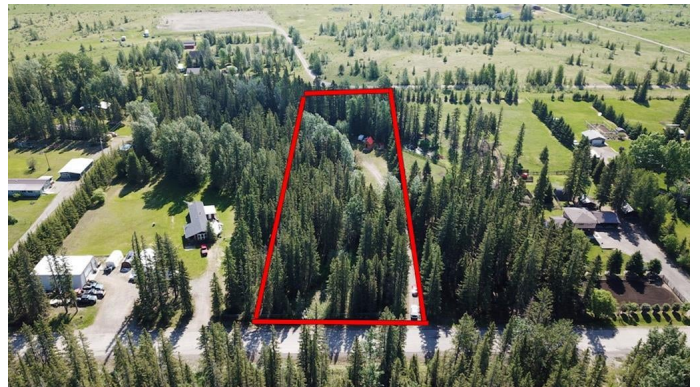
0 Bedroom, 0.00 Bathroom,
Land on 2.77 Acres

NONE, Rural Mountain View County, Alberta

A Nature Lover's Paradise! This 2.77-acre retreat offers peace, privacy, and the perfect escape—just steps from the Red Deer River. Accessed by a private driveway, the property is fully serviced with a well, septic holding tank, and natural gas. Included is a 2014 New Forest Palomino 23' travel trailer with an addition warmed by a wood-burning stove, creating a cozy gathering space. Entertain outdoors on the expansive decks with a covered BBQ area, host family or friends in the newly built 10' x 10' guest cabin with loft bed, and enjoy the comfort of a luxury outhouse with flush toilet and sink.

The land features a small pond, firepit, apple and crabapple trees, and plenty of room to explore. A workshop offers space for hobbies, while the surrounding wildlife—deer, moose, birds, and squirrels—make every day feel like a true wilderness experience. Across the road, the Red Deer River awaits with fishing, kayaking, and endless outdoor adventures. Whether you're searching for a private weekend retreat or a future building site, this acreage is ready to enjoy and waiting for new memories to be made.

Situated an hour from Calgary, in the foothills of the Rockies, Sundre is a vibrant small town with big amenities. Known for its friendly community spirit, Sundre offers excellent services and facilities, including great schools,



a modern hospital, shopping, dining, hockey and curling arena, aquaplex, cross country and hiking trails.

For outdoor enthusiasts, the area is truly a recreational playground. With the Red Deer River winding through town, plus countless nearby lakes, creeks, and streams, opportunities for fishing, kayaking, paddle boarding, and tubing are endless. The surrounding foothills and west country also provide camping, hiking, biking, horseback riding, hunting, and world-class golf. Sundre is the perfect blend of small-town charm and modern convenience, making it not only a fantastic place to visit, but also a welcoming community to call home.

Essential Information

MLS® #	A2251780
Price	\$339,000
Bathrooms	0.00
Acres	2.77
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	33227 Range Road 52 (river Road)
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Additional Information

Date Listed	August 26th, 2025
Days on Market	16
Zoning	CR1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.