

\$839,000 - 32373 Range Road 52, Rural Mountain View County

MLS® #A2252342

\$839,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 80.00 Acres

NONE, Rural Mountain View County, Alberta

****80-ACRE**** parcel, located **SOUTH/EAST** of Sundre, offers exceptional ****MOUNTAIN VIEWS**** to the west. The gently **ROLLING** terrain presents an **ATTRACTIVE** balance of open **MEADOWS** and mature **WOODLANDS**. Native grasses **TRIVE** in the sunlit meadows, providing **HIGH-QUALITY** pasture for livestock grazing. The remainder of the property is densely **FORESTED**, featuring a combination of evergreen and deciduous trees that contribute both a **LUSH** canopy and a natural **SHELTER BELT**. Tucked among the trees is a modest 2-bedroom+den, 1-bath **HOME** with a single-car **GARAGE**. A 2nd set of services of -water **WELL** - **SEPTIC** system - **POWER** are in place where an Atco trailer currently sits. The property is fully **FENCED** as well as cross-fenced, which ensures efficient and **SYSTEMATIC** land management. AN abundance of Wildlife is frequently spotted throughout the area, and the **EVER-CHANGING** panorama of the Rocky Mountains provides a **BREATHTAKING** backdrop in every season.

In **ADDITION** to this remarkable property, it **INCLUDES** a ****non-operationing**** **GRAVEL PIT** area with a large amount of **STOCKPILED** gravel onsite. There is **VISIBLE** gravel seam runs through the bench or **RIDGE** that runs along the east side of the property. The seller has **NO** information regarding the gravel or the pitâ€”please contact Mountain View County if



you have questions about permits or future use.

There are several OUTBUILDINGS and STRUCTURES situated on the property that may be relocated or REPURPOSED -- Entry into these areas is NOT recommended, and any access is at your OWN RISK. The property is being sold "AS-IS, WHERE-IS" in its CURRENT state. Probate has been completed. This exceptional property offers an INSPIRING setting for your future PLANS"whether you are seeking an INVESTMENT or BUSINESS opportunity, a private RETREAT or GETAWAY escape, or a FARM or HOMESTEAD property -- this parcel offers ENDLESS possibilities as a land investment with LASTING VALUE !! When you INVEST in Alberta, you INVEST in your FUTURE !!

Built in 1960

Essential Information

MLS® #	A2252342
Price	\$839,000
Bathrooms	0.00
Acres	80.00
Year Built	1960
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	32373 Range Road 52
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Interior

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer

Additional Information

Date Listed October 2nd, 2025

Days on Market 6

Zoning Ag

Listing Details

Listing Office Century 21 Westcountry Realty Ltd.

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