

\$574,900 - 220, 5241 Township Road 325a, Rural Mountain View County

MLS® #A2260142

\$574,900

3 Bedroom, 2.00 Bathroom, 1,431 sqft
Residential on 2.00 Acres

NONE, Rural Mountain View County, Alberta

Private Acreage Living with Dual Garages in Osadchuk Heights on 2 Acres! Nestled in the peaceful community of Osadchuk Heights & just minutes from Sundre, this affordable & private acreage offers the perfect blend of rural tranquility & everyday convenience. This charming 3-bedroom, 2-bathroom modular bungalow is set on a spacious, treed lot & comes complete with not just one, but two garages—a rare find! Step inside to a sun-filled living room highlighted by large west-facing windows & a cozy wood-burning stove, creating the ideal setting for relaxing evenings & weekend gatherings. The well-appointed kitchen features abundant cabinetry, a central island with bar seating, & an adjoining dining room perfect for hosting Sunday dinners or holiday feasts. Conveniently located near the back entry, the laundry area adds practicality to your daily routine. Two generous secondary bedrooms are tucked away at one end of the home, offering excellent privacy & sharing a full 4-piece bathroom—ideal for family or guests. The spacious Primary Suite offers plenty of room for your full bedroom set, plus a 3-piece ensuite featuring a large walk-in shower & a walk-in closet for all your wardrobe needs. Outdoors, this property truly shines. Oversized 24x26 double detached garage is fully finished, heated, wired, & even includes a 2-piece bathroom—ideal for hobbyists,



mechanics, or a home business. 16x20 single detached garage with concrete floor & power is perfect for storage, toys, or a future workshop. Enjoy your private outdoor space with oversized front & back decks, ideal for summer BBQs, entertaining guests, or simply enjoying the peaceful surroundings. New shingles were installed within the past year, offering peace of mind for years to come. Whether youâ€™re starting out, downsizing, or looking for a forever home in the country with room to breathe, this home has it all. THIS could be YOUR FOREVER HOME! â€œHome Is Where Your Story Begins!â€•

Built in 1998

Essential Information

MLS® #	A2260142
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,431
Acres	2.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	220, 5241 Township Road 325a
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	10
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Oversized, Single Garage Detached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Garden, Landscaped, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	September 26th, 2025
Days on Market	21
Zoning	CR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.