

# \$899,000 - Highway 766, Rural Mountain View County

---

MLS® #A2263594

**\$899,000**

2 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 79.79 Acres

NONE, Rural Mountain View County, Alberta

80 acres on pavement, full of trees and has pasture for the cows or horses. Very secluded yard with lots of lawn and your own private fish pond just outside your back door. The owner has told me that they have had fish in there in the past but currently not stocked. The house has several features including large kitchen/dining area, gas fireplace, a large primary ensuite, main floor laundry, walk-out basement, attached double garage. This property has had a lot of trees planted here in the past. The front portion of the property has been deer fenced to keep them out of the trees. The back portion has been leased to a neighbor for grazing their cows. This year it was left empty. If you are wanting the bigger acreage then don't wait to book your showing with your realtor.

Built in 1989

## Essential Information

MLS® #	A2263594
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,473
Acres	79.79
Year Built	1989
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Highway 766
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Dock, Fire Pit, Private Yard
Lot Description	Brush, Lawn, Many Trees, Meadow, Pasture
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	AG

**Listing Details**

Listing Office                      Royal LePage Wildrose Real Es



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.